

## Ryde, Isle of Wight



- **Local Business Premises and Spacious Home**
- **Prime Location in Monkton Street**
- **Short Stroll to the Beach**
- **Large Living Areas**



## About the property

Charming Period Townhouse with Commercial Premises in the Heart of Ryde

Nestled in the vibrant coastal town of Ryde on the Isle of Wight, this unique period townhouse presents a rare opportunity to own a characterful home with an established commercial space. Just a short walk from the golden sands of Ryde and Appley Beach, this versatile property is perfectly positioned for both lifestyle and business.

The ground floor is currently configured as a traditional chip shop, complete with a generous shop front and a spacious preparation area to the rear—offering excellent potential for continued use or repurposing to suit a new venture (subject to the necessary consents).

Above the shop, the residential accommodation spans three well-proportioned floors. The first floor boasts a large, bay-fronted lounge brimming with period charm—high ceilings, original cornicing, and bay windows create an elegant and welcoming space. A modern, well-equipped kitchen adjoins, along with a useful utility room for added convenience.

On the second floor, you'll find two generously-sized double bedrooms and a family bathroom. A further double bedroom occupies the third floor, offering flexible living space ideal for guests, a home office, or a principal bedroom retreat.

Outside, a small but private courtyard garden provides a quiet spot to relax, dine, or enjoy a bit of container gardening.

Conveniently located within walking distance of Ryde's bustling town centre, stunning beaches, and excellent transport links—including the Hovertravel to Southsea and the FastCat service to Portsmouth—this property is perfectly placed for commuters, lifestyle buyers, and entrepreneurs alike.

Local Authority - Isle of Wight Council  
Council Tax Band - C  
Tenure - Leasehold

## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen/Shop Front 32' 6" x 15' 9"

Back Room 8' 2" x 7' 2"

Preparation Room 13' 8" x 10' 9"

### FIRST FLOOR

Landing

Living room 15' 3" x 17' 7"

Kitchen 17' 9" x 11' 8"

Utility Room 8' 5" x 5' 6"

### SECOND FLOOR

Landing

Bedroom 1 10' 4" x 12' 1"

Bedroom 2 14' 11" x 11' 1"

Bathroom

### THIRD FLOOR

Bedroom 3 14' x 17' 10"

### OUTSIDE

Courtyard

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggiov.co.uk](http://triggiov.co.uk)**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		54	65
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			