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wright
estate agency

- SHOP with Self-Contained Flat Above
- Prominent High Street Location
- Shared Ground Floor Entrance
- 2 Double Bedrooms
- Good Views of the Sea
- Ideal for Small Business or Independent Shop
- Allocated Parking Space
- Vacant Possession
- Viewings Welcome

5 & 5a High Street, Sandown, PO36 8DA

£210,000

This shop with a self-contained flat above is located in a prominent position on the High Street, ideally situated at the top of the esplanade to enjoy lovely views of the sea. Sandown is a popular seaside resort with a variety of eateries and bars to choose from, as well as the many miles of sandy beaches and coastal walks to explore. The nearby train station provides direct ferry links to the mainland.

On the ground floor the shared entrance provides access to the shop, with a front high street facing area, a large back room, and a W.C on the ground floor. The first floor flat comprises a large lounge leading to the kitchen, 2 double bedrooms, and a shower room. Additionally, there is an allocated parking space located to the rear of the building, which can be accessed via Fitzroy Street.

The prominent location on the High Street with lovely sea views, the spacious self-contained accommodation, and the invaluable benefit of allocated parking makes this an ideal opportunity for anyone looking to relocate or start a business in one of the Island's most popular coastal towns. A viewing is recommended to fully appreciate everything this fantastic work/home opportunity has to offer!

Accommodation

Shared Ground Floor Entrance

Shop
12'5 x 11'10 (3.78m x 3.61m)

Inner Lobby

Back Room
15'8 x 12'9 (4.78m x 3.89m)

W.C

First Floor Landing

Lounge
15' x 14'1 (4.57m x 4.29m)

Kitchen
11'6 max x 9'10 max (3.51m max x 3.00m max)

Bedroom 1
16'5 x 11'5 (5.00m x 3.48m)

Bedroom 2
15'4 max x 11'8 max (4.67m max x 3.56m max)

Shower Room

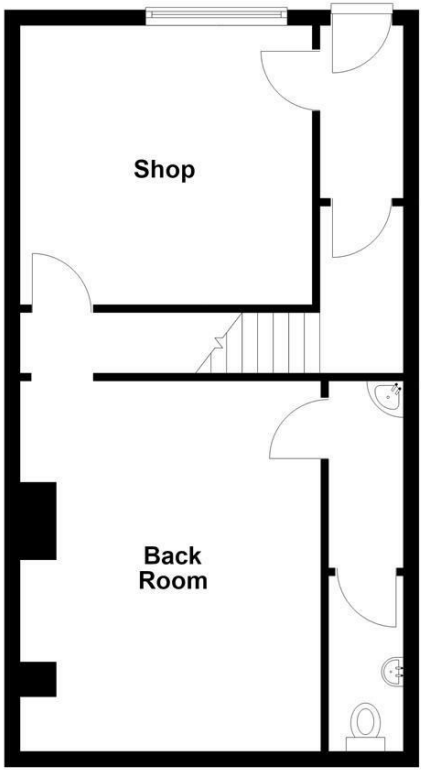
Parking
There is an allocated parking space located at the rear of the building accessed via Fitzroy Street.

Services
Unconfirmed: gas, electric, telephone, mains water and drainage.

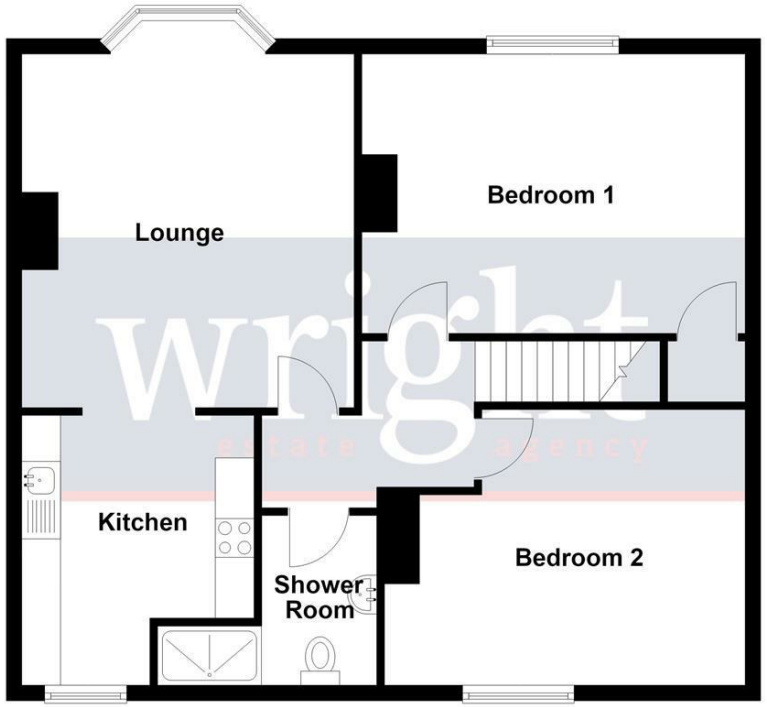
Business Rates & Council Tax
5 High Street - SBRR (Small Business Rate Relief) applies subject to terms and conditions.
5a High Street - Band B - Please contact The Isle of Wight Council.

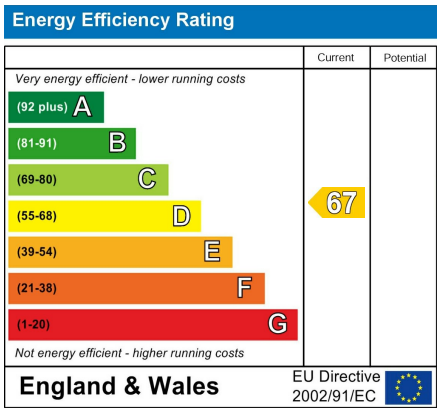
Agents Notes
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.

5 High Street



5a High Street





Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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The Property Ombudsman

Viewing: Date ..... Time .....