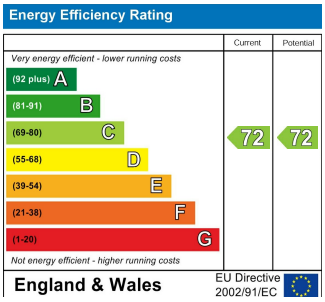

Floorplans are not to scale and for guidance only

Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / emily@arthurwheelerfs.co.uk

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

Your home maybe repossessed if you do not keep up payments on your mortgage.

These particulars are issued on the strict understanding that all negotiations are conducted via Arthur Wheeler Estate Agents. Although they are believed to be correct, their accuracy is not guaranteed nor do they form any part of a contract. Our description of appliances and/or services including central heating systems should not be taken as any guarantee that they are in working order and should be checked by a prospective purchasers. If there is anything of special importance, please contact the office and we will clarify this information.

LOVE WHERE YOU LIVE

46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK

4
PIER STREET
VENTNOR
PO38 1ST

£400 Per Calendar Month

01983 868 333
www.arthur-wheeler.co.uk

• LOCK UP SHOP ON PIER STREET • AVAILABLE ON A NEW 5 YEAR LEASE • CLOSE TO HIGH STREET & AMENITIES • NEAR TO BEACH & ESPLANADE

A lock up unit available on a new lease that occupies a good trading position on Pier Street and being close to the High Street shops and amenities.
The unit will be offered on a new 5 year lease with a 2 year break clause at a rent of £400pcm (£4800 per annum)
The tenant will be responsible for a half share of the solicitors costs which are anticipated to be in the region of £500 plus VAT.

SHOP FRONT
Floor to ceiling replacement uPVC display windows and fully glazed replacement front door.

MAIN SHOP AREA 13'9" x 28'11 (max) (4.19m x 8.81m (max))

STORE ROOM 5'8 x 5'1 (1.73m x 1.55m)

KITCHEN 5'4 x 8'1 (1.63m x 2.46m)
With stainless steel sink unit. Heatrae Sadia water heater. Tiled work top area. Door to outside. Door leading to stairs down to:

BASEMENT AREA 12'6 x 11'1 (3.81m x 3.38m)
With door off to:

CLOAKROOM
Comprising: WC & Hand-basin. Electric water heater.

SERVICES
Mains Electricity, Water & Drainage.

UNIFORM BUSINESS RATE
£3,450

EPC
C rating, valid until 09/03/2033
Cert No. 4880-7656-7061-3973-6273
Available on the EPC commercial register

ARTHUR WHEELER
ESTATE AGENTS

FIRE EXIT
KEEP CLEAR