

23 HIGH STREET
SHANKLIN
ISLE OF WIGHT
PO37 6JW

£450 Per
Calendar



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



A lock up shop being offered on a new 5 year lease with a 2 year break clause that is well situated on Shanklin High Street. We feel the premises would be equally suitable for either retail or as an office. (subject to the necessary consents)

It comprises:

FRONT DOOR

MAIN AREA

16'1 x 15'6

With electric heater and ample power points. Telephone point. Door leading to:

LOBBY AREA

Ideal for storage.

KITCHEN/STAFF AREA

13'2 x 9'1

With electric heater. Stainless steel sink unit inset in worktop with tiled splash-back. Electric water heater. Cupboards.

CLOAKROOM

With low level WC. Hand basin.

OUTSIDE

Side lobby providing access and steps down to:

BASEMENT AREA

8'11 x 12'1

With light.

DETAILS OF RENT AND ASSOCIATED COSTS

£500 per calendar month (£6000 per annum)

The tenant will be responsible for the half share of the landlords solicitors costs.

In this instance the landlord will retain responsibility for buildings insurance.

UNIFORM BUSINESS RATE

Details to be confirmed.



FLOORPANS ARE NOT TO SCALE AND FOR GUIDANCE ONLY

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.

