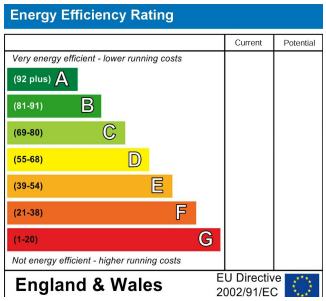
Ground Floor





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.

The Value of Experience

46 Regent Street
Shanklin
Isle Of Wight
PO37 7AA

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

23 High Street
Shanklin
PO37 6JW

£52,500
OR
£400pcm







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

• LOCK UP SHOP • HIGH STREET LOCATION • PRECINCT AREA OF SHANKLIN • NEARBY CAR PARK • SUITED TO OWNER OPERATOR OR INVESTMENT PURCHASE • OPTION TO BUY OR TO RENT

FRONT DOOR

MAIN AREA 16'1 x 15'6 (4.90m x 4.72m)
With electric heater and ample power points. Telephone point. Door leading to:

LOBBY AREA
Suitable for storage.

KITCHEN/STAFF AREA 13'2 x 9'1 (4.01m x 2.77m)
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/STORE AREA 8'11 x 12'1 (2.72m x 3.68m)
With light.

SERVICES
Mains electricity. Water & Drainage.

TENURE
Freehold.

UNIFORM BUSINESS RATE
Current rateable value is £4,050

EPC
F Rating - 131 - Full EPC available on Gov website

NB: If the property is rented, it will be on a new 5 year lease, with a 2 year break clause. The tenant will be responsible for a 1/2 share of the Landlords Solicitors costs which are anticipated to be in the region of £600 inc. VAT.


lifeline
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