

Shanklin, Isle Of Wight



- **High Street Location**
- **All Services Connected**
- **Close To All Amenities**
- **2 Commercial Units**
- **Close to Shanklin Railway Station**



About the property

The freehold of the whole building including 2 vacant ground floor lock up investment, set out as two individual units, but with communal access, situated in the heart of Shanklin town centre, having currently been used as a successful hair salon and accountants office . The properties would lend themselves to a number of uses including a hair salon, beauty, therapy, nail bar, solicitors, architects or accounts office or a retail shop (subject to change of use being granted). These are just some of the possibilities.

EPC RATINGS

Unit 41 16/08/2030 Non-Domestic Energy Rating E (102)

Unit 39 04/10/2036 Non-Domestic Energy Rating E (114)

Accommodation

GROUND FLOOR UNIT 39

Front Office 6.6m x 3.2m

Rear Office 6.1m x 2.7m

Rear Store 2.3m x 2.3m

Rear Kitchen 3.2m x 2.0m

WC

GROUND FLOOR UNIT 41

Front Office 7.2m x 3.3m

Side Store 4.9m x 0.9m

Small Rear Kitchen

WC

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

www.landregistry.gov.uk

www.gov.uk/green-deal-energy-saving-measures

www.homeoffice.gov.uk

www.ukradon.org

www.fensa.org.uk

www.nesltd.co.uk

<http://list.english-heritage.org.uk>

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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

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triggiov.co.uk