



2A SANDOWN ROAD
LAKE
ISLE OF WIGHT
PO36 9JP

£8,000PA

Commercial property to lease in good location with parking to front.

Location

Situated in Lake a village between Shanklin & Sandown, this property is located on Sandown Road.

The town of Lake offers a small but busy shopping area with a vets, convenience shopping, various food outlets and parking.

Description

Offered to let is a commercial property formerly utilised as office space over 2 floors.

The premises offer circa 720 sq ft of useable space to the ground and first floors. The premises offers gas central heating, integral fire alarm system, security alarm and small rear garden. The front of the property benefits from a parking space.

Accommodation as follows:

Ground Floor
Entrance Hall
Office 1
Store
Office 2

First Floor

Office 3

Office 4
Store
Kitchen
WC

Terms

Our client is asking £8000pa for a new full repairing and insuring lease, terms to be negotiated.

The landlord has advised they will consider a change of use and alterations subject to plans and approvals.

Incentives will be offered to the right tenant.

Business Rates

The VOA shows a rateable value of £5000. The rates payable will be circa £2,520. The business rates will be eligible for small business rates relief, enquiries to be made via the local council.

Viewings

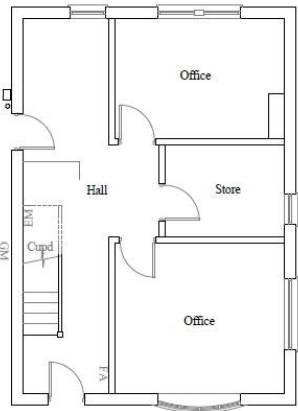
All viewings to be arranged via HRD Commercial. Please contact 01983 527727.

Hose Rhodes Dickson Commercial

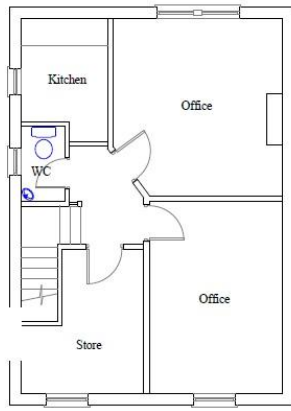
01983 527727

commercial@hrdiw.co.uk

Hose
Rhodes
Dickson



Ground Floor existing



First Floor existing



Misrepresentation Act 1967

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