

VENTNOR WINTER GARDENS

PIER STREET, VENTNOR, ISLE OF WIGHT, PO38 1SZ

SUBSTANTIAL SEAFRONT LEISURE PREMISES TO LET AS WHOLE / IN PART



savills

HIGHLIGHTS INCLUDE:

- Well positioned and substantial leisure premises in excellent location
- Flexible accommodation extending to 12, 142 sq ft (1,128 sq m)
- Overall site extending to 0.37 acres (0.15 hectares)
- Existing leisure and entertainment accommodation including bar, theatre/stage and commercial kitchen facilities
- Multiple external terraces providing views towards Ventnor Beach
- Available to let as a whole or in part
- Excellent passing trade and close to Ventnor Beach
- Leasehold opportunities available on flexible terms

LOCATION

Ventnor is a popular coastal town situated on the south coast of the Isle of Wight, approximately 11 miles (18 km) south-west of Ryde and 10 miles (16 km) south of Newport. The town benefits from a strong visitor economy, supported by its picturesque coastal setting, Victorian architecture and established leisure, hospitality and tourism offer.

The Winter Gardens occupies a prominent position on the seafront at Ventnor, overlooking the English Channel and immediately adjacent to Ventnor Beach. The property is within easy walking distance of the town's principal retail, leisure and restaurant amenities, including the Esplanade and Ventnor town centre. Regular local bus services provide connections to Newport, Ryde, Shanklin and other parts of the island, while the principal road network provides access to the wider Isle of Wight. Southampton is accessible via the island's ferry services from Cowes.

DESCRIPTION

The property, which is substantial, is arranged over five levels: Basement, lower ground, ground, first and second floors and comprises of painted rendered elevations with multiple flat roofs and prominent views overlooking Ventnor Beach.

LINKS


[BIRDS EYE VIEW](#)

[GOOGLE STREET VIEW](#)




ACCOMMODATION

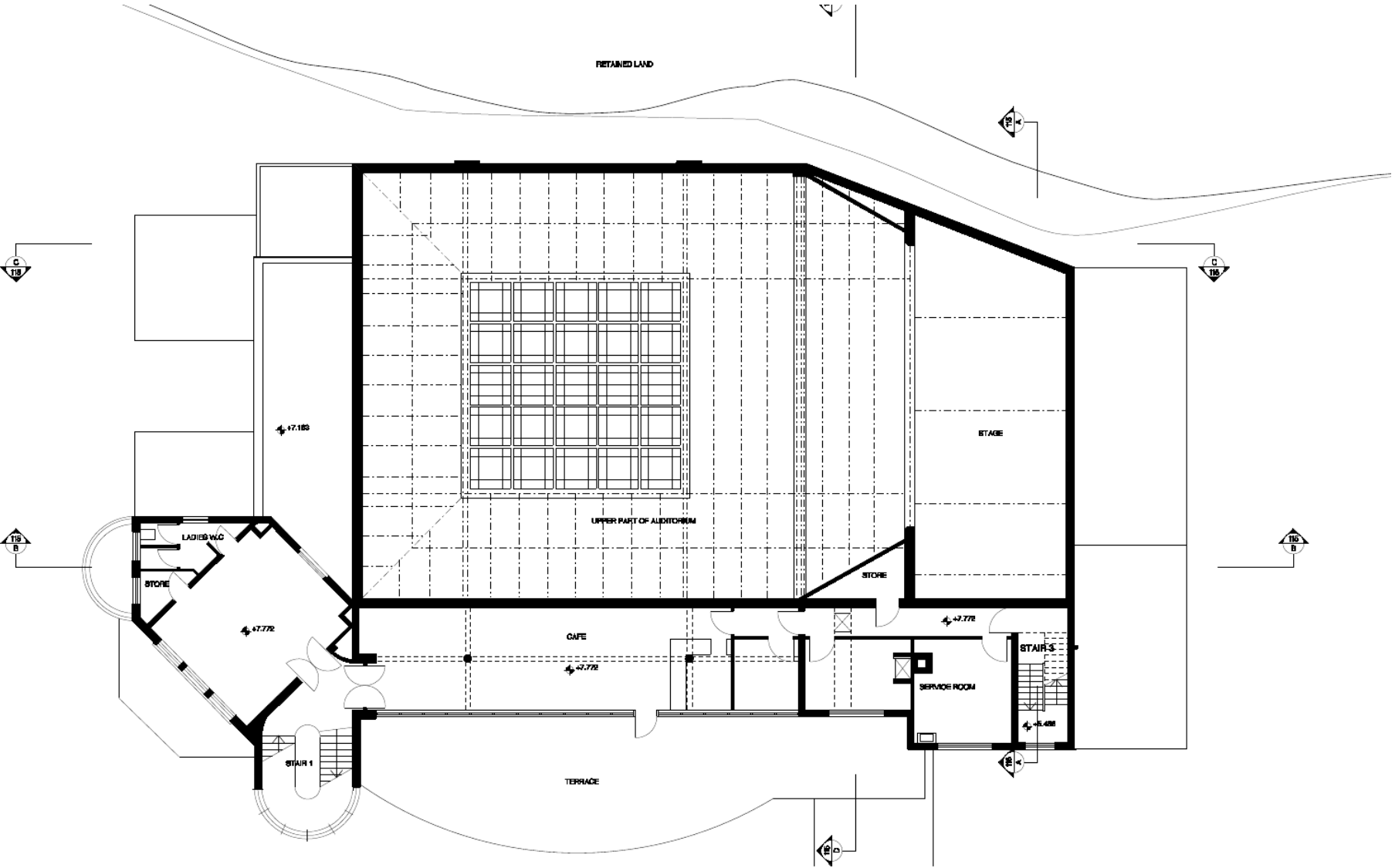
- Basement** A well sized basement and additional storage facilities
- Lower Ground Floor** The lower ground floor provides ancillary accommodation comprising a small kitchenette, WC and substantial storage facilities serving the venue.
- Ground Floor** The ground floor comprises a principal trade area with a dedicated bar servery and loose tables, chairs and sofas providing approximately 40 covers. To the west of the principal entrance are WC facilities, customer access to the theatre area and staircase access to the first and second floors. To the rear is a commercial kitchen, stage access and additional storage facilities.
- First Floor** The first floor provides additional trade space, previously utilised for private hire, together with a dedicated bar servery. The accommodation benefits from access to an external terrace with views overlooking Ventnor Beach. To the rear are WC facilities, offices and storage rooms, together with staircase access to the second floor.
- Second Floor** The second floor provides additional ancillary accommodation and access to a further external terrace, benefiting from views towards Ventnor Beach.
- Externally** Externally, the property benefits from a quiet and enclosed rear tarmacadam car park with space for approximately 10 vehicles. To the front elevation is extensive south facing external trading areas

PLANNING

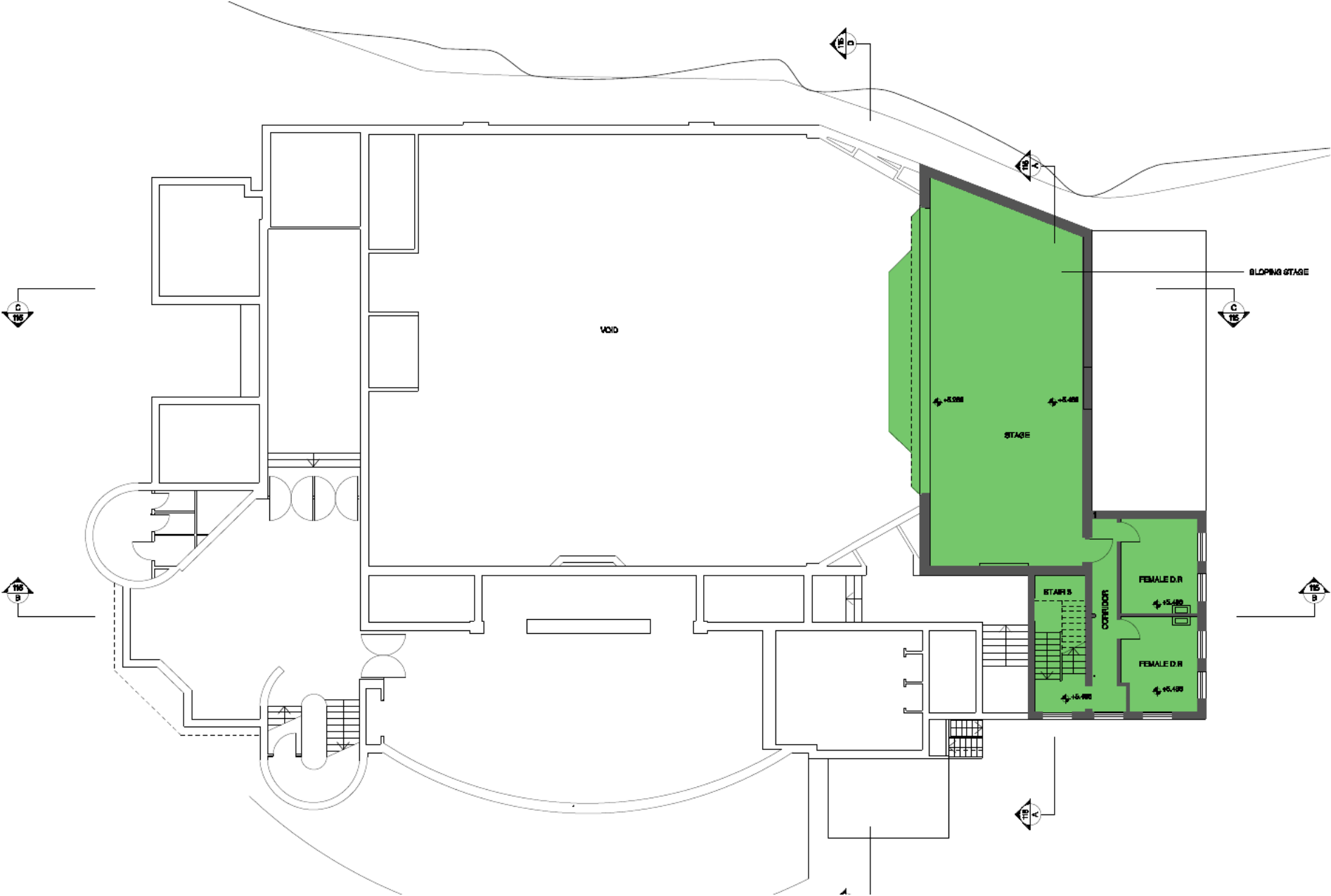
The property is not listed but is situated within the Ventnor Conservation Area. The property is currently utilised for leisure and entertainment purposes and offers potential for continued leisure use or alternative commercial and leisure uses, subject to obtaining the necessary planning consents







FIRST FLOOR



MEZZANINE FLOOR

EPC

Available upon request.

RATEABLE VALUE

2026 - £36,250

TERMS

Leasehold offers are invited for the property as a whole, additionally our client would be accepting to offers in part.

VAT

VAT is applicable at the appropriate rate.

FIXTURES & FITTINGS

The property will be let in its current condition, including fixtures and fittings (less branded and leased items). No inventory schedule will be provided and all items remaining at the property on commencement of the tenancy will be included.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.



**VENTNOR WINTER
GARDENS**

**PIER STREET, VENTNOR, ISLE OF
WIGHT, PO38 1SZ**

VIEWINGS

All viewings must be made by prior appointment. For further information and all viewing requests please contact the sole selling agents Savills.

CONTACT

Samuel Hart

07812 425097

samuel.hart@savills.com

Kevin Marsh

07968 550369

kmarsh@savills.com

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | 20.08.2026

