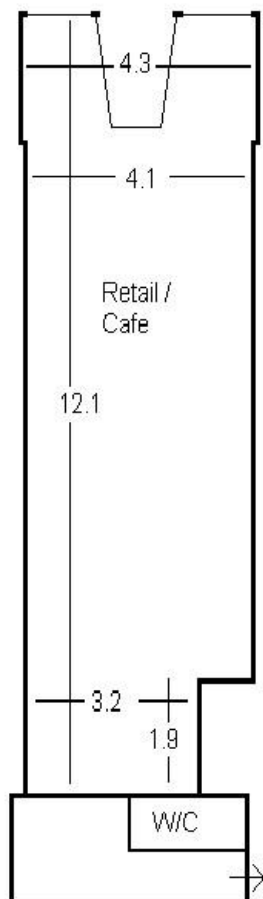


PROMINENT SHOP TO LET



- Shop close to Ryde Esplanade at the end of Union Street
- The unit runs to some 55m² (592ft²) plus WC and staff facilities to the rear
- Fully glazed, double fronted unit with initial frontage of 4.3m (14.1ft)
- Available by way of a new lease at **£10,750** per annum



8 Union St Ryde IOW
 Schematic sketch plan for illustration only and not to scale.
 All measurements are approximate and are in metres

LOCATION

Located toward the Esplanade end of Union Street on the right-hand side, the unit benefits from being close to Subway, House of Zabre, Hursts and many other specialist eateries and retailers. It also benefits from visitors via the Fast Passenger Hovercraft and Catamaran links to Southsea and Portsmouth especially in the summer season which boost Ryde's immediate population of around 25,000. The town boasts a 24,000ft² Co-Operative supermarket, plus other mainstream operators such as Peacocks, WH Smith, New Look, Costa Coffee, Card Factory, Specsavers, Superdrug, Poundland and Sainsbury's Local

DESCRIPTION

The ground floor unit running to approximately 55m² (592ft²) plus WC and staff facilities to the rear. The unit has an initial frontage of 4.3m (14.1ft) and benefits from a fully glazed façade to Union Street. Please see floor plan overleaf for further detail

TERMS

Available by way of a new lease at **£10,750** per annum. The tenant will be asked to contribute towards the Landlords legal costs in setting up the new lease. All other terms by negotiation

UNIFORM BUSINESS RATE

Rateable Value: £9,000

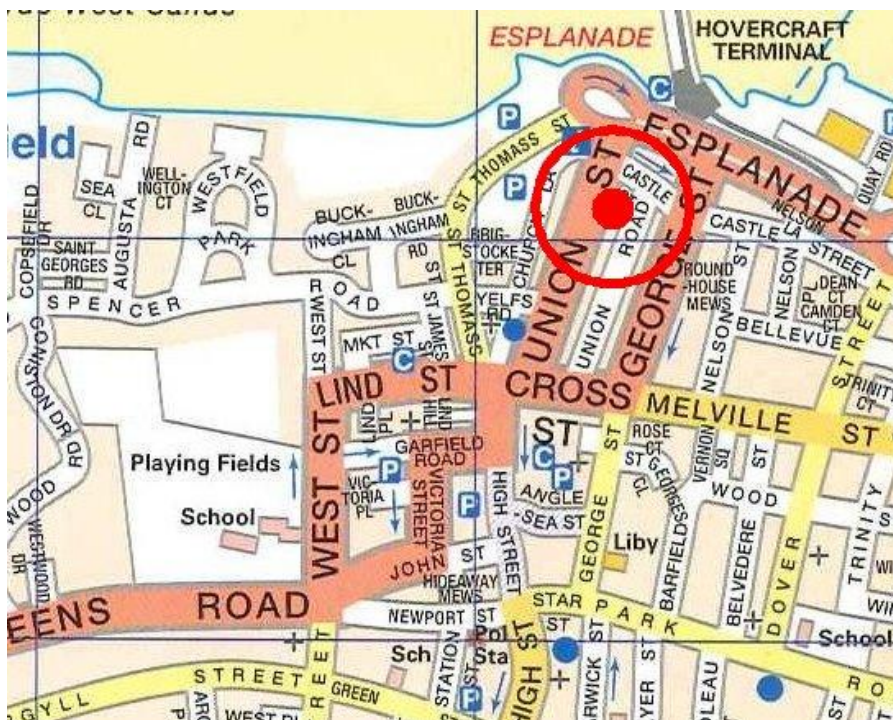
2024/2025: 54.6p without small business relief. Interested parties should make their own enquiries of the Isle of Wight Council to confirm any rate liability or rate concession that may be applicable by telephoning Business Rates on 01983 821000

VIEWING

Strictly by appointment with sole agents Gully Howard Commercial Property, Suite 11 Salisbury Gardens, Dudley Road, Ventnor PO38 1EJ. Call Gavin Chambers or Dot Lucy on 01983 301 434.

E: gchambers@gullyhoward.com or dlucy@gullyhoward.com

UNDER NO CIRCUMSTANCES SHOULD ANY DIRECT APPROACH BE MADE TO ANYONE AT THE PROPERTY, AS THEY WILL BE UNABLE TO ASSIST WITH ANY ENQUIRIES



Whilst these particulars are believed to be correct neither the agent nor the clients guarantee accuracy nor are they intended to form part of any contract. We have not carried out any survey. All offers are subject to formal contract. Interested parties must satisfy themselves independently as to VAT in respect of any transaction. Gully Howard Commercial Property and staff are not able to give any warranty or representation in connection with this property and have not tested any plant, purchasers must satisfy themselves as to its condition. Plans are shown not to scale and for identification only, dimensions are approximate and location plans may not show all current occupiers.

