

**Lot 39, Chantry House, 29-31 Pyle Street, Newport,  
Isle of Wight PO30 1JW**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



**Freehold Office Opportunity**

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Freehold Office Opportunity

- Attractive Well Located Office Building
- Residential redevelopment Potential, Subject to Consents
- Situated in mixed Residential and Commercial Street
- Grade II Listed - Exempt from Vacant Business Rates
- Large Car Park at the Rear.
- Nearby occupiers include, B&M, McDonalds, TK Maxx, Newport Fire Station, Isle of Wight Council and a range of local businesses and cafe's

#### Lot

39

#### Auction

15th May 2025

#### Vacant Possession

#### Status

Available

#### Sector

Office, Medical Centre/Doctors,  
Vacant

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

5 miles south of Cowes, 15 miles south-west of Portsmouth

#### Roads

A3, A3054, M27, M275

#### Rail

Ryde Esplanade, Ryde St Johns Road

#### Air

Isle of Wight Airport, Southampton Airport

### Situation

Pyle Street is situated in the heart of Newport town centre running parallel with High Street, which is some 50 metres to the north. The property is situated on the south side of Pyle Street, some 50 metres east of its junction with Town Lane. Pyle Street has a mixed residential and Commercial occupiers with nearby occupiers include, B&M, McDonalds, TK Maxx, Newport Fire Station, Isle of Wight Council and a range of local businesses and cafe's.

### Tenure

Freehold.

### EPC

D

### Description

The property comprises a handsome Grade 2 listed office building that may be suitable for conversion to residential, subject to obtaining the necessary consents. The property benefits from a substantial car park at the rear that is accessed via South Street.

### VAT

VAT is applicable to this lot.

### Octopus Bridging Loan for Buyers

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Office	174.50	(1,878)	VACANT POSSESSION
First	Office	135.60	(1,460)	
Second	Ancillary	65.50	(705)	
Total Approximate Floor Area		375.60(1)	(4,043) (1)	

(1) The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/80699178>)



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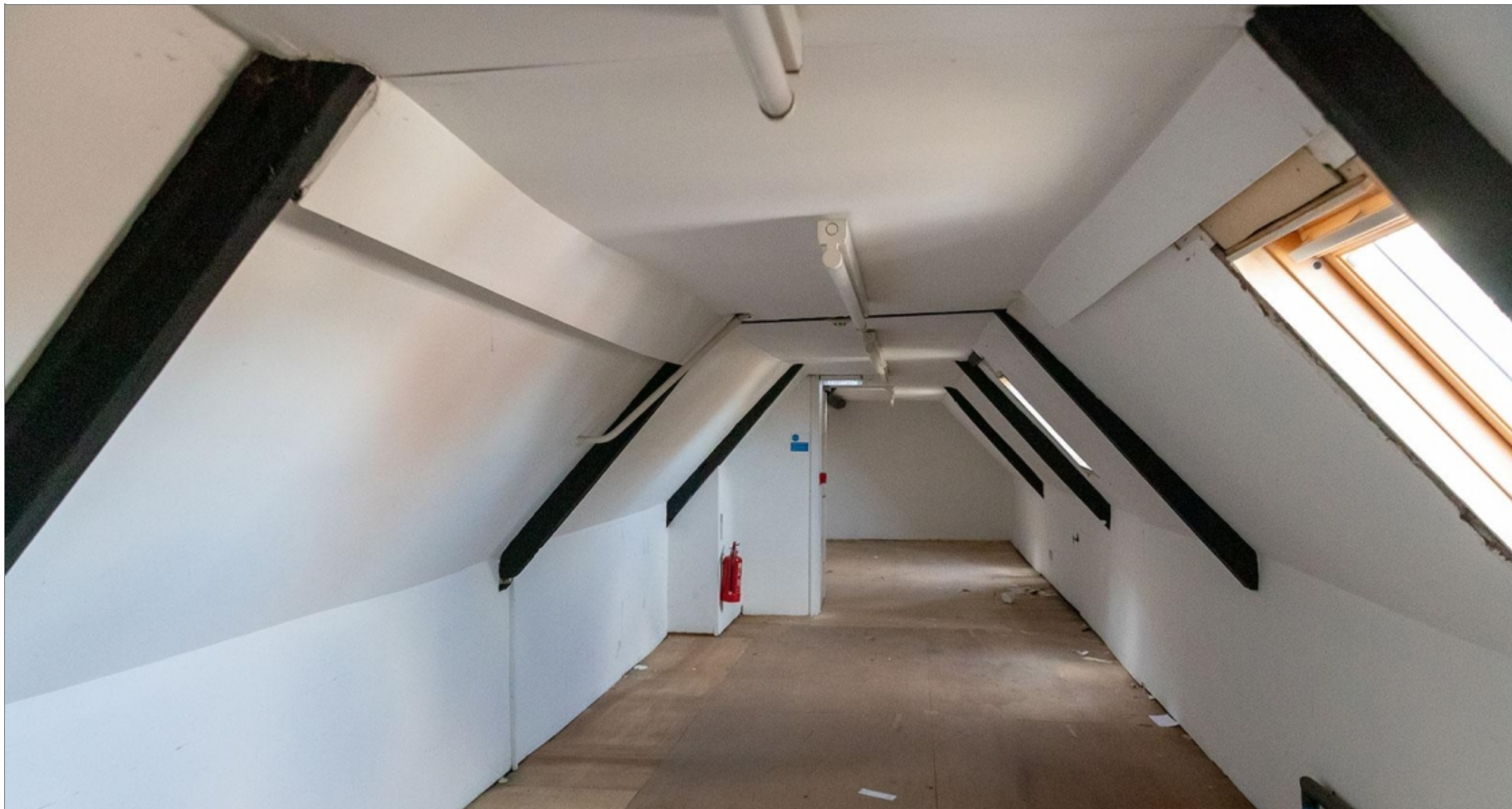




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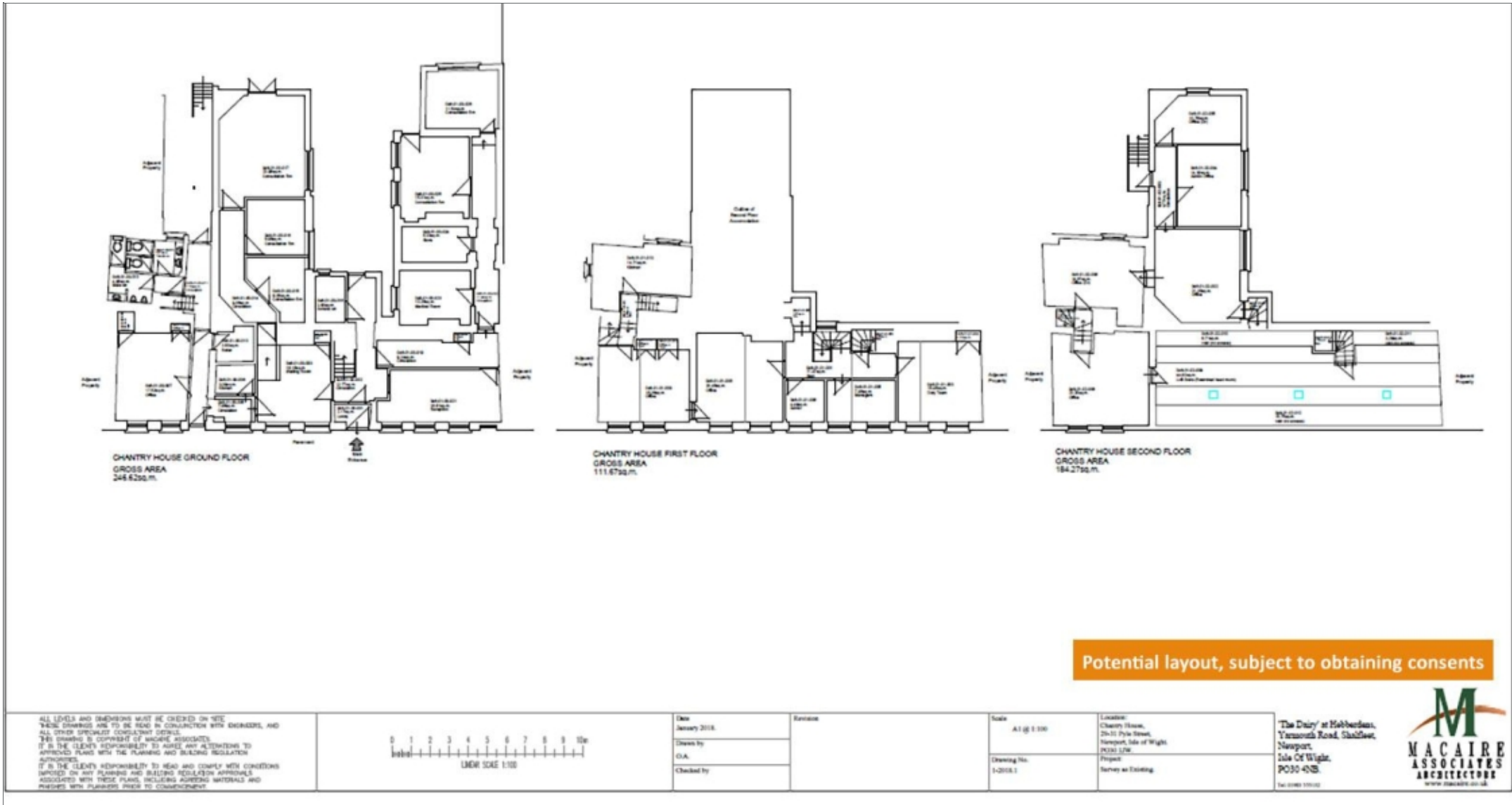
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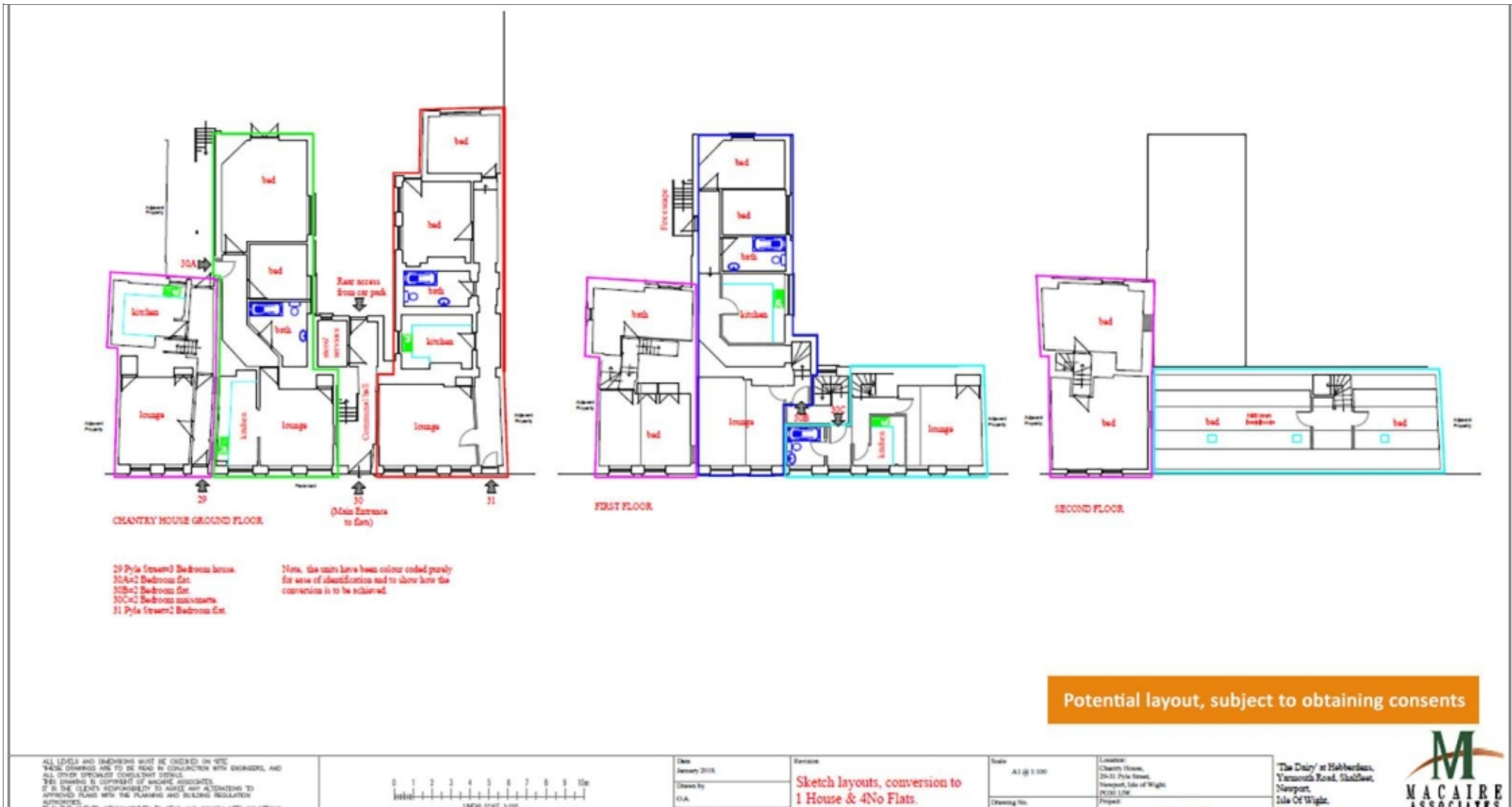
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## Contacts

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