

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For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)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

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For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



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

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



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>)

**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)



**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

**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)



**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)



**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)



**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)



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

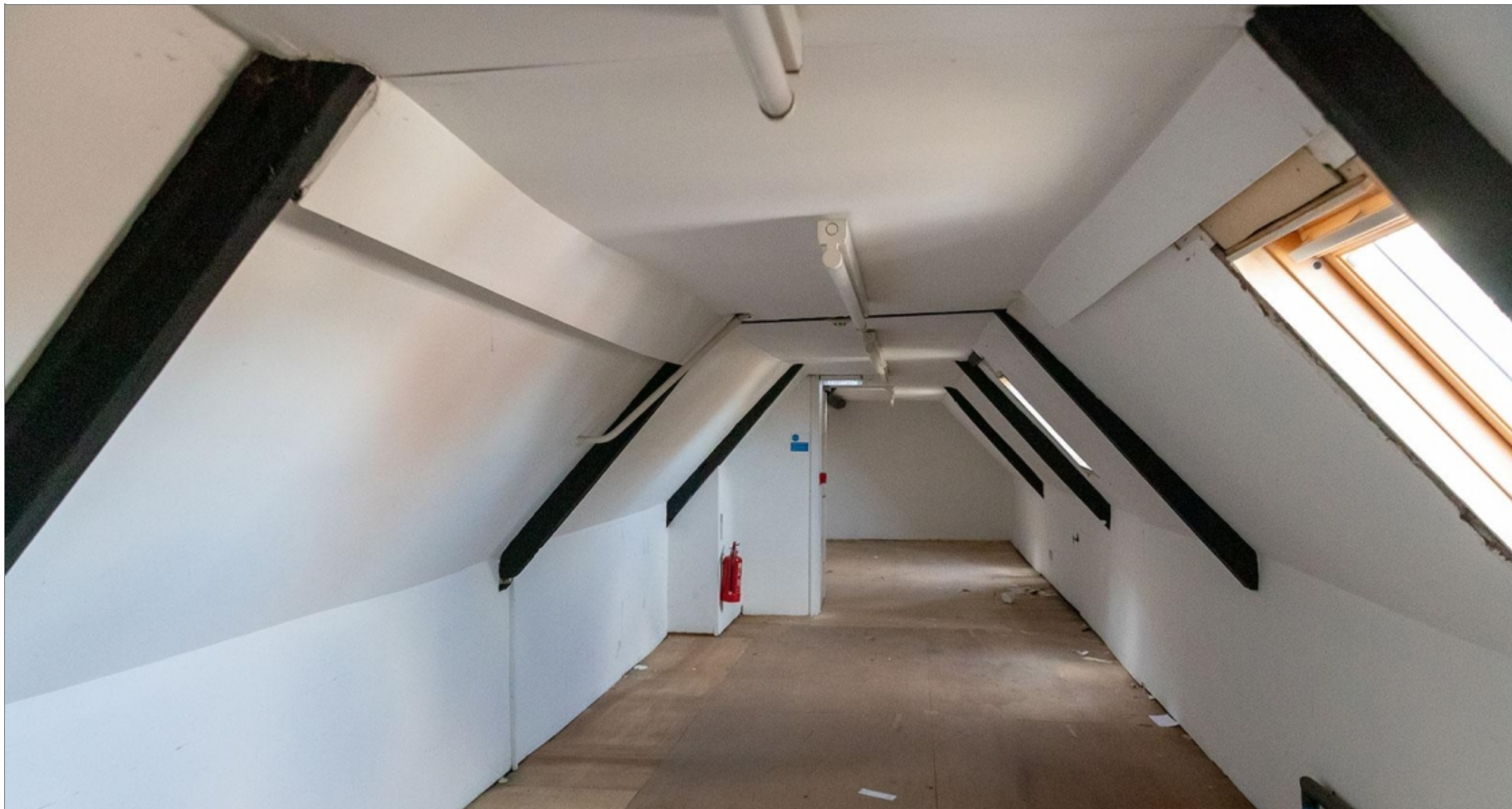
For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Lot 39, Chantry House, 29-31 Pyle Street, Newport,

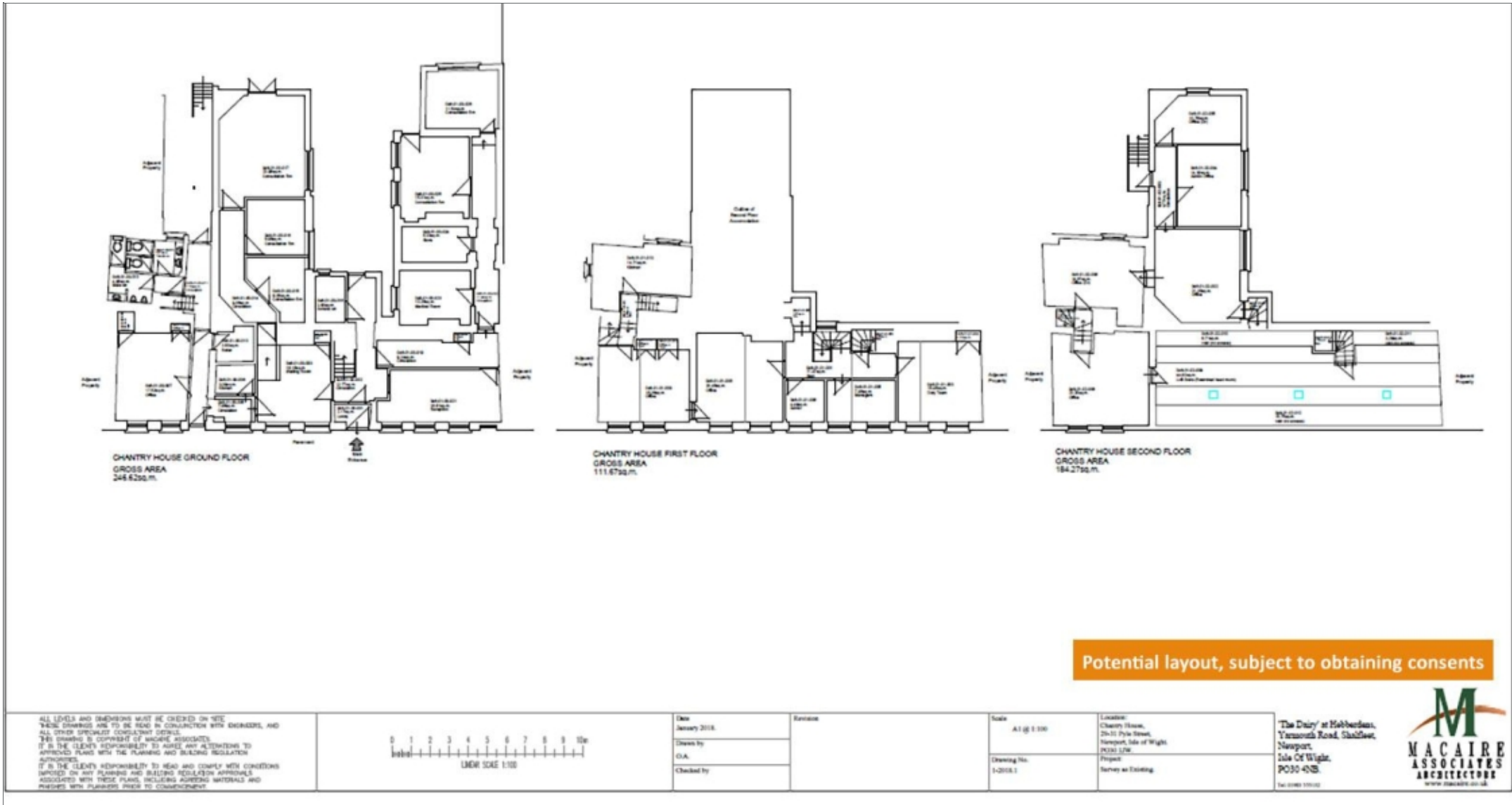
Isle of Wight PO30 1JW

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



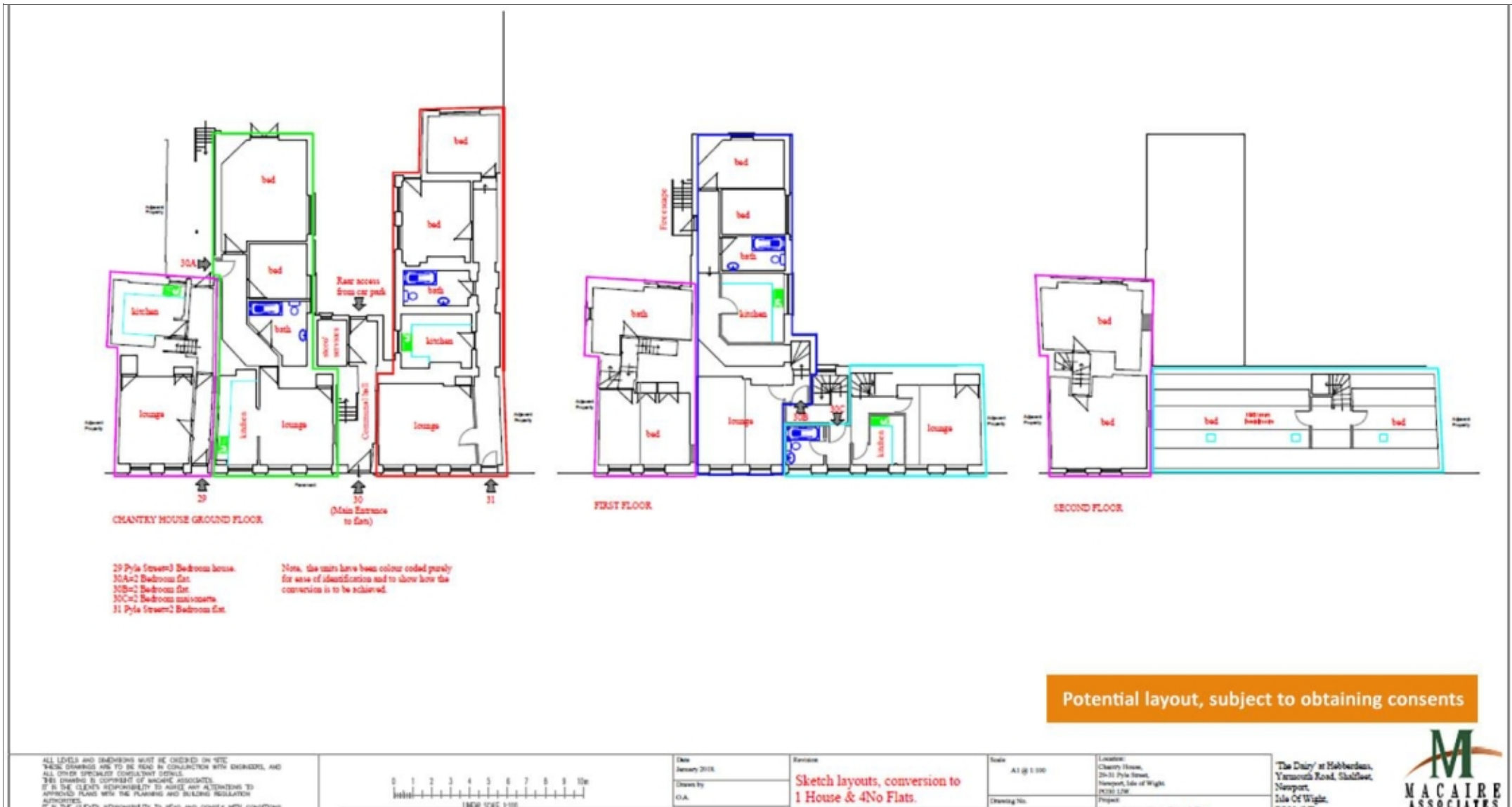
Lot 39, Chantry House, 29-31 Pyle Street, Newport, Isle of Wight PO30 1JW

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



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)



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)



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)



Contacts

Acuitus

John Mehtab
+44 (0)20 7034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Anjali Sawali
+44 (0)20 7034 4854
+44 (0)7854 316 621
anjali.sawali@acuitus.co.uk

Seller's Solicitors

Glanvilles Damant
The Courtyard
St Cross Business Park
Newport
PO30 5BF

Nick Hessey
01983 538 007
nick.hessey@gdlegalservices.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024