

173 High Street Ryde, Isle of Wight PO33 2HW

Freehold Retail Investment

- Entirely let to TUI UK Retail Ltd t/a Thomson Travel Agents (in occupation since 1987)
- Prime pedestrianised High Street location in popular seaside tourist resort
- Approximately 10 minutes crossing time to Portsmouth via hovercraft
- Nearby occupiers include Boots the Chemist, New Look, Costa Coffee, Betfred and WH Smith

lot 84

Rent
£16,700
per annum
exclusive



On behalf of
Joint Fixed Charge
Receivers

Location

Miles: 8 miles east of Cowes
10 miles south of Portsmouth
Roads: A3054, A3, M275, M27
Rail: Ryde Esplanade, Ryde St John's Road
Air: Gatwick International Airport, Southampton Airport

Situation

The property is situated in a prominent position on the western side of the pedestrianised High Street. Nearby occupiers include Boots, New Look, Costa Coffee, Betfred and WH Smith.

Description

The property comprises a ground floor retail unit with ancillary staff and storage accommodation on the first floor. There is currently no access to the second floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Joint Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	77.30 sq m (833 sq ft)	TUI UK RETAIL LTD (t/a Thomson Travel Agents)	5 years from 01/11/2012 on a full repairing and insuring lease	£16,700	31/10/2017
First	Ancillary	62.30 sq m (671 sq ft)				
Second	Ancillary	Not Measured				
Totals		139.60 sq m (1,504 sq ft)			£16,700	

(i) TUI UK Retail Limited are part of TUI AG. TUI Travel PLC has now merged with TUI AG to become TUI Group. TUI Group is the world's number one tourism business with 1,800 travel agencies, six airlines, over 300 hotels and 13 cruise liners. In 2013/14 financial year the TUI Group recorded a turnover of €18.7 bn and an operating result of €869m. (Source: www.tuigroup.com 24/09/2015)

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