# 4 High Street, Sandown, Isle of Wight PO36 8DA

**Town Centre Retail and Residential Investment** 

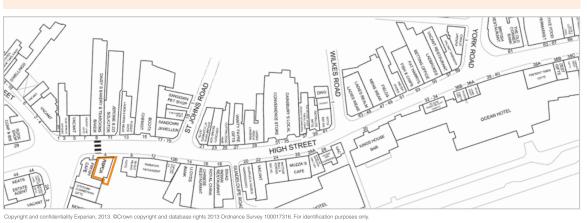


# Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
4	Ground	Retail	52 sq m	(561 sq ft)	RSPCA (1)	5 years from 08/09/2016 (2)	£7,200	07/09/2021
4a	First & Second	Residential	Not measured		INDIVIDUAL	999 years less 3 days from 10/12/1853	£25	06/12/2852
Total (	Commercia	l Area:	52 sq m	(561 sq ft)	£7,225			

(1) The RSPCA is a registered charity in England and Wales and operates around 215 RSPCA shops. (Source: www.rspca.org.uk 01/06/2017)

(2) The lease provides an option to determine on 08/03/2019.



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# Key Details

 Let to RSPCA on a new 5 year lease (subject to option)

High Street location

Popular Isle of Wight tourist destination

 Nearby occupiers include Boots the Chemist, Sainsbury's Local, Lloyds Bank and a number of hotels

#### Location

Miles: 10 miles south-east of Newport 12 miles south-east of Cowes 16 miles south of Portsmouth

16 miles south of Ports Roads: M275, A3, A3055

Rail: Sandown Railway Station

Air: Southampton Airport, London Gatwick Airport

# Situation

Sandown is a popular tourist destination situated on the south-east coast of the Isle of Wight. The property is situated on the south side of High Street in the town centre, close to its junction with Pier Street and some 160 metres north of Sandown pier and Esplanade. Neighbouring occupiers include Boots the Chemist, Sainsbury's Local and Lloyds Bank. The Royal Pier Hotel, Trouville Hotel and Ocean Hotel are also close by and the town is home to the Isle of Wight Zoo.

# Description

The property comprises a ground floor retail unit with self-contained residential accommodation on the first and second floors, which have been let on a long lease. The property benefits from an external store area.

# Tenure

Virtual Freehold. 999 years from 10th December 1853 until 9th December 2852 at £7 per annum.

# VAT

VAT is not applicable to this lot.

Six Week Completion