

4 High Street,
Sandown, Isle of Wight PO36 8DA
Town Centre Retail and Residential Investment

Lot 77

£7,225 per annum
exclusive



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 Commercial 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.

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
Roads: M275, A3, A3055
Rail: Sandown Railway Station
Portsmouth Harbour 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



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Acuitus
Gwen Thomas
+44 (0)20 7034 4857
gwen.thomas@acuitus.co.uk

Acuitus
Georgina Roberts
+44 (0)20 7034 4863
georgina.roberts@acuitus.co.uk

Seller's Solicitors: Fladgate LLP
Zevi Prager
+44 (0)20 3036 7316
zprager@fladgate.com