

# 20 St James Square, Newport, Isle of Wight PO30 1UX

Freehold Retail Investment

**Lot 14**

£61,500 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	181.53 sq m (1,954 sq ft)	TOP SHOP/TOP	5 years from	£61,500	23/06/2022
First	Retail	164.16 sq m (1,767 sq ft)	MAN PROPERTIES	24/06/2017 on a full		
Second	Ancillary	168.71 sq m (1,816 sq ft)	LIMITED	Guaranteed repairing and		
Third	Ancillary	113.81 sq m (1,225 sq ft)	by Redcastle Limited	insuring lease (1)		
<b>Totals</b>		<b>628.21 sqm (6,762 sq ft)</b>			<b>£61,500</b>	

(1) For the year ending 27th August 2016, Redcastle Limited reported a turnover of £124,294,000, pre-tax profits of negative -£14,247,000 and a total net worth of £299,646,000 (Source: www Experian.com 27/07/2017). Topshop/Topman Properties Ltd and Redcastle Limited are an Arcadia Group Limited Brand along with Burton, Dorothy Perkins, Miss Selfridge, Outfit, Wallis and Evans (www.arcadiagroup.co.uk).

### Key Details

- Let to Top Shop/Top Man Properties Limited on a recently renewed lease (Guaranteed by Redcastle Limited)
- Rent rebased from £70,000 p.a.x
- Prime trading position in the heart of the town centre
- Historic market town and principal commercial centre of the Isle of Wight
- Nearby occupiers include McDonald's, Costa, Boots the Chemist and Holland & Barrett

### On behalf of a Cambridge College

#### Location

Miles: 5 miles south of Cowes  
7 miles south-west of Ryde  
15 miles south-west of Portsmouth  
Roads: A3, A3054, M27, M275  
Rail: Ryde Esplanade Railway Station  
Air: Southampton Airport, Gatwick Airport

#### Situation

Newport, a historic market town, is the principal commercial and administrative centre for the Isle of Wight. The property is situated on the east side of St James Square in the heart of town centre, between High Street and Pyle Street. Nearby occupiers include McDonald's, Costa, Boots the Chemist and Holland & Barrett.

#### Description

The property comprises an attractive period building with retail accommodation on the ground and first floors and ancillary accommodation on the second and third floors.

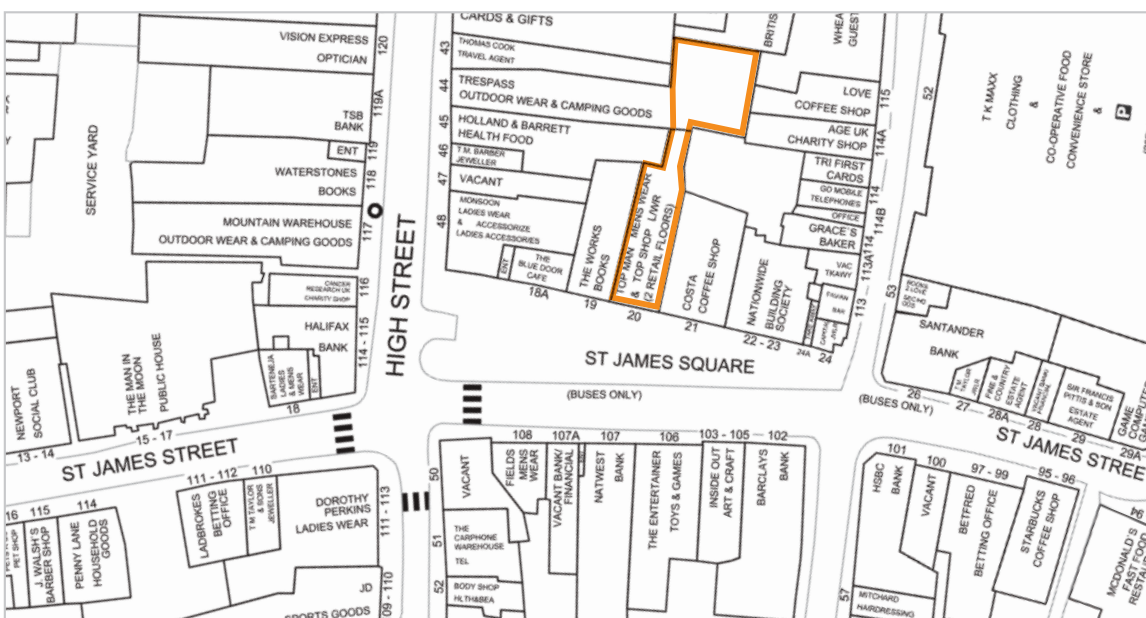
#### Tenure

Freehold.

#### VAT

VAT is not applicable on this lot.

#### Six Week Completion



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