

Isle-of-Wight - 3 East Street, Newport PO30 1JN  
Retail Shop to Rent

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PROPERTY CONSULTANTS



# Isle-of-Wight - 3 East Street, Newport PO30 1JN

## Retail Shop to Rent



### Property Features:

- Comprises ground floor retail shop
- Suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Located next to the high street with occupiers nearby including Burger King and Optician, amongst other retailers.

### Property Description:

Comprises ground floor retail shop previously t/a Beauty & Nails, providing the following accommodation and dimensions:

Ground Floor: 25 sq m (269 sq ft)

Open plan retail, storage, kitchen, wc





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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent Year 1: £110 per week (PCM: £476.66)

Rent Year 2-3: £130 per week (PCM: £563.33)

Deposit: £1,690 (3 Months)

### Rateable Value:

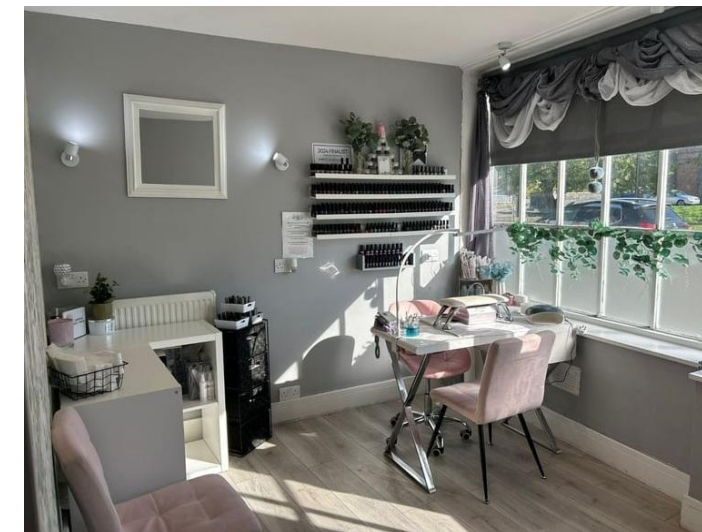
Rateable Value - £3,600 p.a.

Rates Payable - £0\*

\*Note - Small business rates relief available (subject to terms)

### EPC:

The property benefits from a B Rating. Certificate and further details available on request.



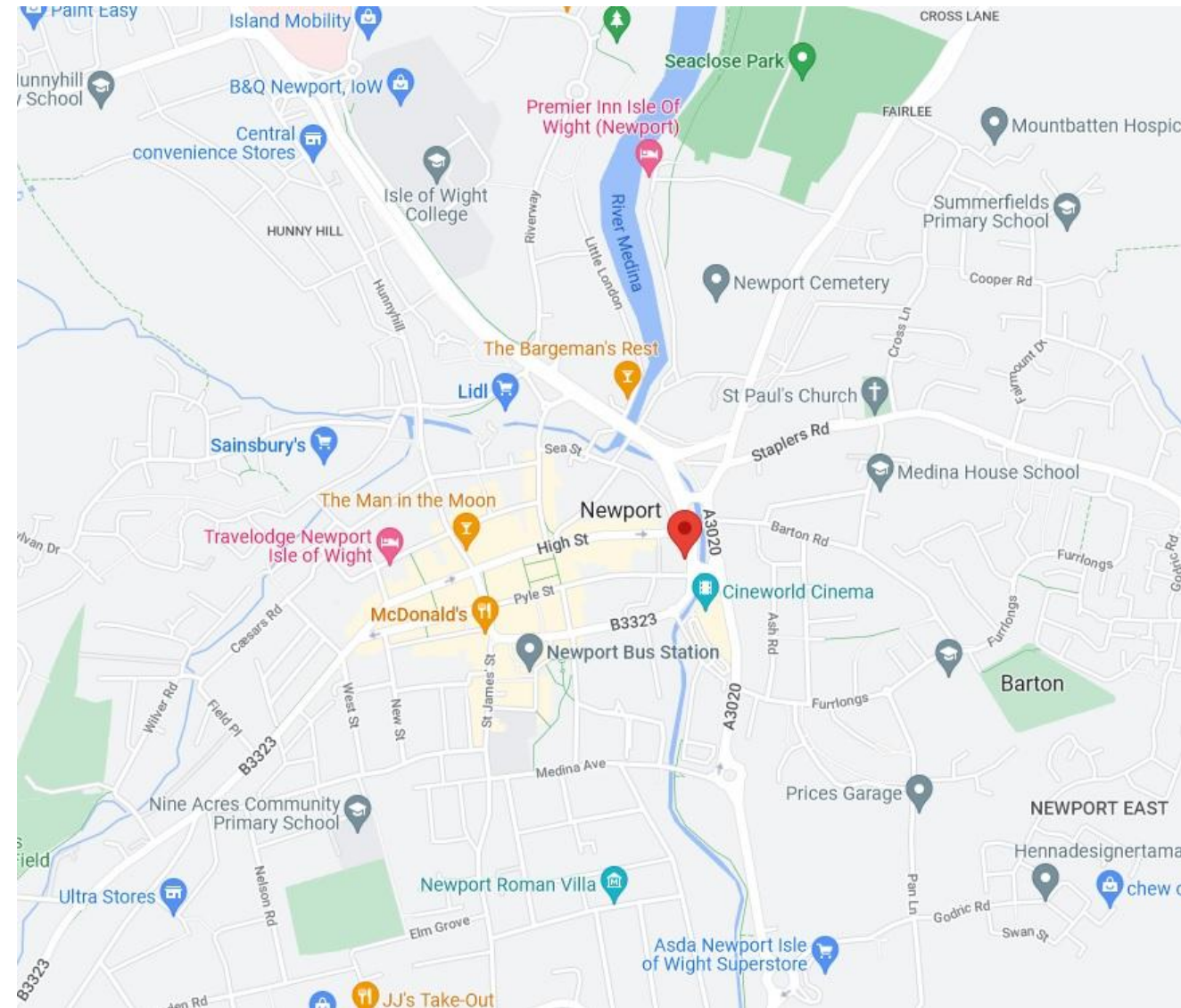
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### Location:

Newport is the county town of the Isle of Wight, an island county off the south coast of England. It is in the civil parish of Newport and Carisbrooke. The property is located next to the high street with occupiers nearby including Burger King and Optician, amongst other retailers.

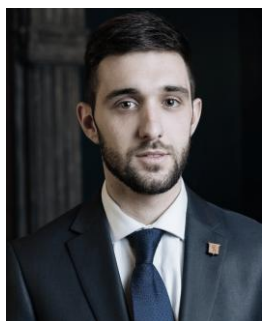


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## Retail Shop to Rent

### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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