

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



**BLUE ALPINE**

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





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

## Retail Shop to Rent



### Terms:

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

Rent: £135 per week (PCM: £585)

Deposit: £1,755 (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.



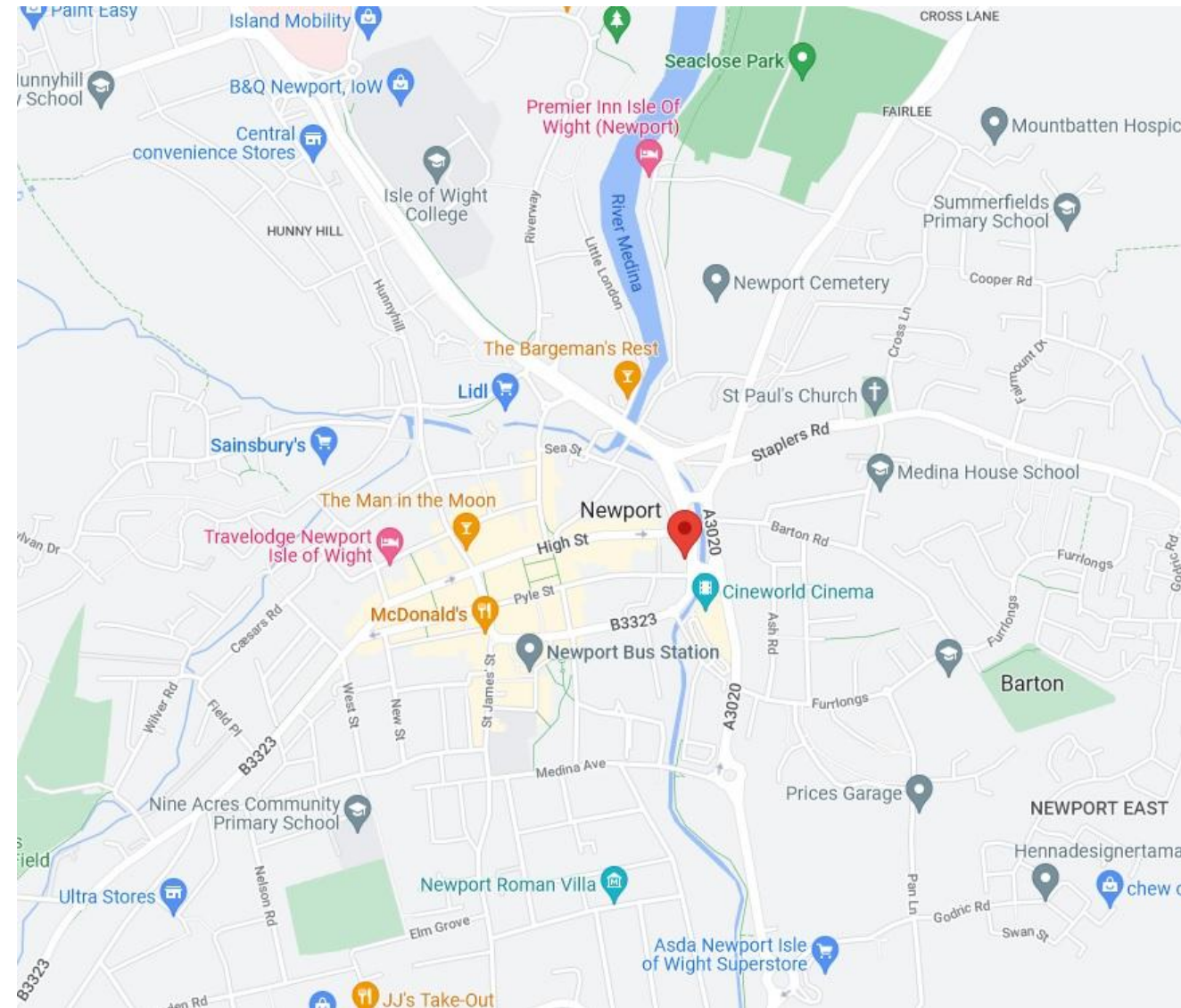
# Isle-of-Wight - 3 East Street, Newport PO30 1JN

## Retail Shop to Rent



### 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.

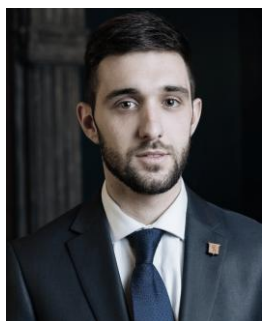


# Isle-of-Wight - 3 East Street, Newport PO30 1JN

## Retail Shop to Rent

### Contacts:

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



Sam Georgev – VP Sales & Lettings  
M: +44(0)75545 57088  
E: sam@bluealpine.com



Joseph Bachman – COO  
M: +44(0)77236 19270  
E: joseph@bluealpine.com



### Address:

Blue Alpine Partners Limited  
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ  
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

**Disclaimer:** Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.