

## Ground Floor



Floorplans are not to scale and for guidance only

### Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / [emily@arthurwheelerfs.co.uk](mailto:emily@arthurwheelerfs.co.uk)

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

These particulars are issued on the strict understanding that all negotiations are conducted via Arthur Wheeler Estate Agents. Although they are believed to be correct, their accuracy is not guaranteed nor do they form any part of a contract. Our description of appliances and/or services including central heating systems should not be taken as any guarantee that they are in working order and should be checked by a prospective purchasers. If there is anything of special importance, please contact the office and we will clarify this information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

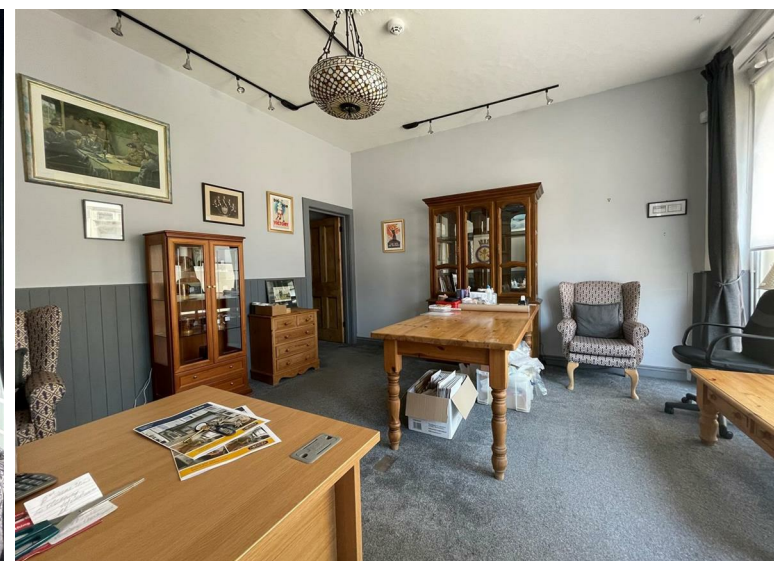
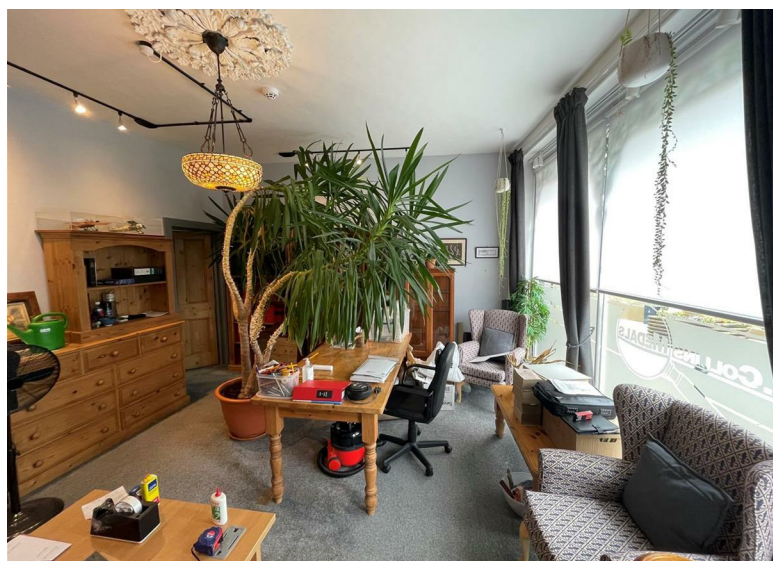
## The Value of Experience

46 Regent Street  
Shanklin  
Isle Of Wight  
PO37 7AA

01983 868 333  
[sales@arthur-wheeler.co.uk](mailto:sales@arthur-wheeler.co.uk)  
[www.arthur-wheeler.co.uk](http://www.arthur-wheeler.co.uk)

23 High Street  
Shanklin  
PO37 6JW

£65,000  
OR  
£450pcm



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[www.arthur-wheeler.co.uk](http://www.arthur-wheeler.co.uk)

• LOCK UP SHOP • HIGH STREET LOCATION • PRECINCT AREA OF SHANKLIN • NEARBY  
CAR PARK • SUITED TO OWNER OPERATOR OR INVESTMENT PURCHASE • OPTION TO  
BUY OR TO RENT

#### FRONT DOOR

#### MAIN AREA 16'1 x 15'6 (4.90m x 4.72m)

With electric heater and ample power points.  
Telephone point. Door leading to:

#### LOBBY AREA

Suitable for storage.

#### KITCHEN/STAFF AREA 13'2 x 9'1 (4.01m x 2.77m)

With electric heater. Stainless steel sink unit  
inset in worktop with tiled splash-back. Electric  
water heater. Cupboards.

#### CLOAKROOM

With low level WC. Hand basin.

#### OUTSIDE

Side lobby providing access and steps down to:

#### BASEMENT/STORE AREA 8'11 x 12'1 (2.72m x 3.68m)

With light.

#### SERVICES

Mains electricity. Water & Drainage.

#### TENURE

Freehold.

#### UNIFORM BUSINESS RATE

Current rateable value is £4,050

#### EPC

F Rating - 131 - Full EPC available on Gov  
website

NB: If the property is rented, it will be on a new 5  
year lease, with a 2 year break clause. The  
tenant will be responsible for a 1/2 share of the  
Landlords Solicitors costs which are anticipated  
to be in the region of £600 inc. VAT.

