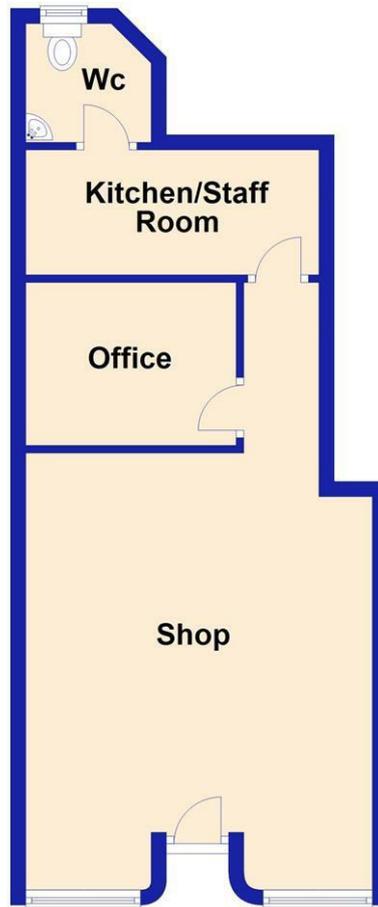


## Ground Floor



Floorplans are not to scale and for guidance only

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

## 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

Your home maybe repossessed if you do not keep up payments on your mortgage.

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.

LOVE WHERE YOU LIVE

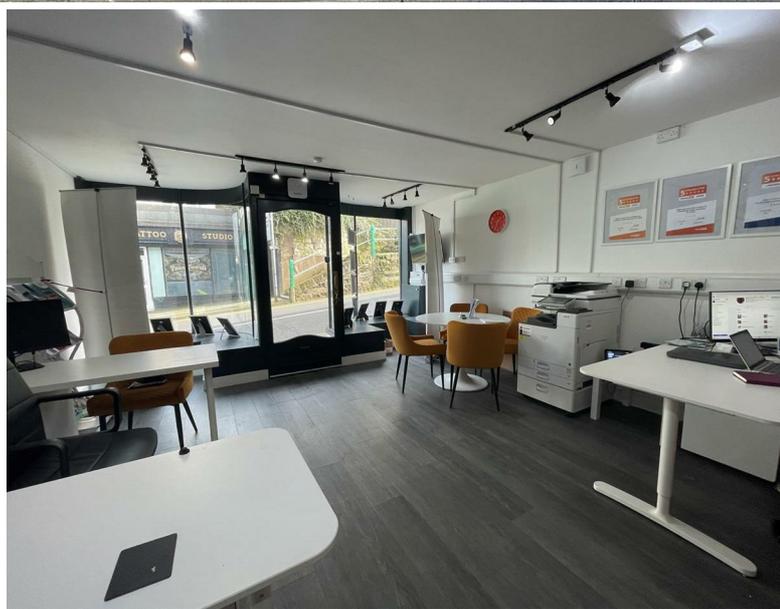
46 REGENT STREET  
SHANKLIN  
ISLE OF WIGHT  
PO37 7AA

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)



47  
HIGH STREET  
SHANKLIN  
PO37 6JJ

£65,000



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



- **DOUBLE FRONTED SHOP** • **IDEAL FOR OWNER/OPERATOR OR INVESTMENT** • **HIGH STREET**
- LOCATION** • **CLOSE TO THE OLD VILLAGE**

Offered for sale is a double fronted lock up shop premises being well located approximately half way up the High Street area of the Town. Nearby is the additional trading area of Regent Street and the picturesque Old Village area which is very popular with tourists. The shop is currently used as an office and in recent times has also been operated as a Beauty Salon and a retail outlet. Alternatively, it would suit as an investment and the most recent rent achieved was £6,600.

#### **RECESSED COVERED ENTRANCE DOOR**

With feature original step

#### **MAIN AREA 14'11 x 20'0 max (4.55m x 6.10m max)**

#### **LOBBY AREA**

Leading to

#### **OFFICE 9'1 x 7'5 (2.77m x 2.26m)**

#### **STAFF ROOM/KITCHEN 12'8 x 5'4 (3.86m x 1.63m)**

Stainless steel single drainer sink unit with cupboard under. With cold tap & Triton electric hot water heater. Door off to

#### **CLOAKROOM**

Low level WC. Corner hand basin.

#### **LEASE DETAILS**

Held on the balance of a 810 year Lease (less 10 days) from 1871. The Freehold is owned by the "47 High Street Man Co Ltd" of which the shop is a 25% shareholder. The building insurance premium and communal maintenance to the building is on an equally shared 25% basis.

#### **RATEABLE VALUE**

£4,800

#### **SERVICES**

Mains electricity, water and drainage.

#### **EPC RATING**

C - Score of 66

