

SPENCE WILLARD



The Old Works Station Road, Yarmouth, Isle of Wight, PO41 0QU

A rare opportunity to rent a commercial unit in Yarmouth, close to the town centre, River Yar and Wightlink car ferry terminal.

VIEWING

COMMERCIAL@SPENCEWILLARD.CO.UK 01983 761005 WWW.SPENCEWILLARD.CO.UK



Situated on Station Road, the unit comprises a front office/workshop area, store room to the rear and a garage, currently split in two giving a store room with cloakroom WC at the rear and separate storage area accessed from the front garage style doors. Offering approx. 51 square metres of space.

Available from mid September onwards and offered on a full Repairing & Insuring Lease.

PLANNING

Currently OFFICE/WORKSHOP. Subject to the Landlord's consent, and the necessary planning consents, other uses within "Class E" may be considered. For further information interested parties are advised to make further enquiries directly with the Isle of Wight Council's Planning Department on 01983 823552

RATEABLE VALUE

From April 2026 - £5,700

UBR 2023/2024 @ 43.2p in the £.

Subject to the tenant also qualifying, these premises should qualify for complete Small Business Rates Relief.

Prospective Tenants should verify this directly with the Isle of Council Rating Office on 01983 823920

SERVICES

Mains water, electricity and drainage understood to be connected

EPC

tbc

TENURE

By way of a new full repairing and insuring commercial lease with, if appropriate, two yearly upwards-only rent reviews. The Landlord will arrange insurance for the building and the tenant will cover the full cost of the Insurance premium. The Landlord may reserve the right to exclude the lease from the security provisions of the Landlord & Tenant Act 1954, Part II. All other terms by negotiation.

POSSESSION

Upon Legal Completion, on a mutually agreeable date. The current tenant has given notice that they do not wish to renew their lease.

RENTAL GUIDE

£6,000 P.A.X

LEGAL COSTS

The incoming tenant may be required to contribute towards the Landlord's reasonable legal costs in respect of this matter

VAT

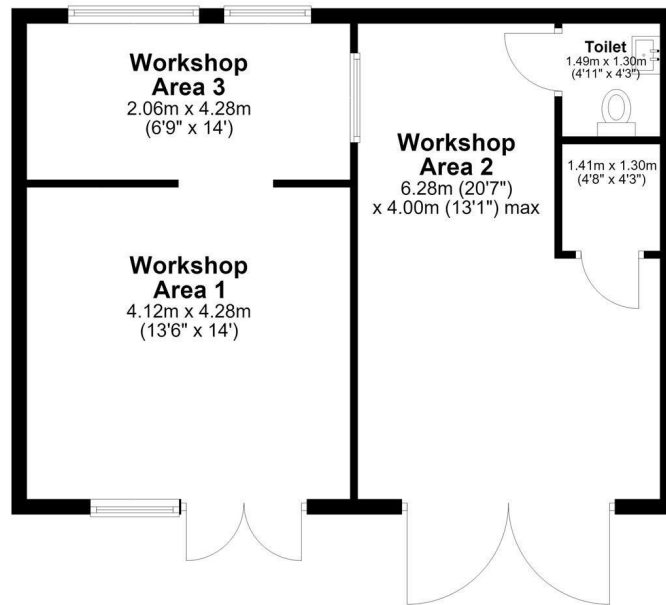
We are not aware of any VAT liability in respect of this property., however prospective tenants are advised to check this for themselves

VIEWINGS

VERY STRICTLY by prior appointment with the joint sole Agents Spence Willard, 01983 761005



Ground Floor



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Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc.: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc.: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.