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.

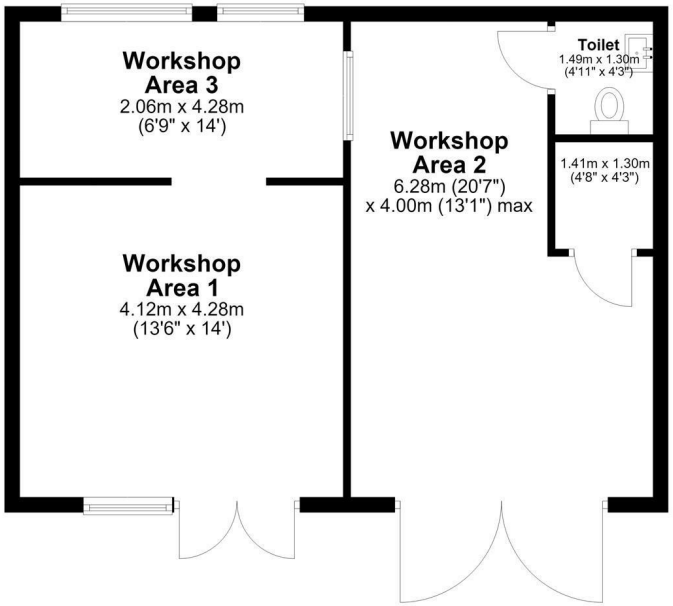
RENTAL GUIDE
£6,000 P.A.X

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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