

PRIME RETAIL UNIT TO LET

121 High Street, Newport, Isle of Wight,
PO30 1TP

7-8 Conduit Street
London, W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

- Prime trading location on High Street
- Modern well configured retail unit

LOCATION

The subject property is located in a high footfall location on High Street in Newport. It is situated opposite to the entrance to St Thomas Square which is a busy market location.

The subject unit is adjacent to **EE** and opposite **Clintons** and **Claire's Accessories**.

Other retailers in the immediate vicinity include **Boots**, **Vision Express**, **Trespass** and **Holland & Barrett**.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor Sales:	1,523 sq ft	141.5 sq m
Ground Floor Anc:	652 sq ft	60.6 sq m

RENT

£39,000 per annum exclusive of rates, service charge and VAT (if applicable).

RATES

Rateable Value (18/19) - £46,500

Interested parties should verify these figures with Isle of Wight Council (01983 821000).

TENURE

The property is available on a new 10 year FRI lease.

SPECIFICATION

The premises are handed over in their existing condition.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction



INSPECTIONS

Viewing is strictly by appointment with:

Vincent Morris

020 7182 7485

vincent@fawcettmead.co.uk

Or via our joint agents Gully Howard:

01983 822555



Newport (Isle of Wight)



Experian Goad Plan Created: 04/03/2019
Created By: Fawcettmead



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