



**A SIZEABLE THREE-STOREY TOWN CENTRE COMMERCIAL PREMISES, OFFERED NOW ON THE BASIS OF A NEW LEASE AND SUITABLE FOR A VARIETY OF OCCUPIERS (SUBJECT TO ANY NECESSARY CONSENTS)**



**11 YORK AVENUE  
EAST COWES  
ISLE OF WIGHT  
PO32 6QY**

Located within the Town Centre and suitable for a variety of occupiers, subject to any necessary consents, although our clients would prefer occupation by community groups or associations that may benefit the ongoing Regeneration plans from the town. Historically, the property was the East Cowes Library on the ground floor, with the upper floors previously separately occupied and subdivided into various rooms.

East Cowes has a wide variety of facilities within its boundaries, including the Waitrose supermarket, the Red Funnel vehicle/passenger ferry terminal giving good connections to Southampton, a modern medical centre, and a number of marine-related facilities and businesses.

The premises is of conventional construction, with further details of the accommodation as briefly outlined overleaf.

## **RENTAL GUIDE – ON APPLICATION**

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These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy.

All measurements are approximate.

Unless otherwise stated, all prices and rents are quoted exclusive of VAT

<b>GROUND FLOOR</b>	<p>Small entrance lobby from York Avenue with staircase to the upper floors and door into the main ground floor accommodation, which measures overall some 28'3" (8.61m) max., with a maximum depth of about 38'4" (11.67m), plus an additional rear office.</p> <p>The ground floor provides for some 924ft<sup>2</sup> (85.88m<sup>2</sup>).</p>
<b>FIRST FLOOR</b>	<p>Accessed via a steep staircase from the ground floor lobby, and currently provides some 610ft<sup>2</sup> (56.61m<sup>2</sup>) NIA, currently subdivided into three main rooms, with internal corridor, internal kitchenette, store cupboard and ladies/gents WC facilities.</p> <p>A further staircase leads up to...</p>
<b>SECOND FLOOR</b>	<p>Provides a further 760ft<sup>2</sup> (70.53m<sup>2</sup>) NIA, currently subdivided as five main rooms plus kitchen/staffroom.</p>
<b>EXTERNAL</b>	<p>We understand that there is rear pedestrian and vehicular shared access from Castle Street.</p>
<b>AGENT'S NOTES</b>	<p>The property has recently been refurbished and redecorated internally throughout, and is now served by two separate electrically-heated modern central heating systems to a number of modern radiators. Please note that Scotcher &amp; Co are not responsible for the suitability or serviceability of any fixtures, fittings and equipment, including the heating system, as this is the responsibility of any interested applicants.</p> <p><b>N/B: Basic floor plans are available to bona fide applicants and/or their professional advisors upon request to the agents.</b></p>
<b>RATEABLE VALUE</b>	<p>From April 2017: Ground Floor - £5,800 Upper Floors - £5,000 UBR 2021/22 @ 49.8p in the £.</p> <p>The unit will need reassessing as a whole upon occupation, but should still qualify thereafter for complete small business rates relief, providing the occupier also qualifies.</p> <p>Applicants may wish to verify this information with the Rating Office on 01983 823920.</p>
<b>PLANNING</b>	<p>Interested applicants are advised to make their own planning enquiries of the IW Planning Unit on 01983 823552. We believe the premises could suit a wide variety of occupiers, either by way of the new Class E or by way of alternative consents, if required.</p>
<b>SERVICES</b>	<p>Water, electricity, drainage and gas are all understood to be available. However, interested parties should check the availability and suitability of main services to their own satisfaction.</p>
<b>EPCS</b>	<p>Ground Floor – 'D' – Certificate Available Upper Floors – 'E' – Certificate Available</p>
<b>TENURE</b>	<p>By way of a new commercial lease, effectively on a full repairing and insuring basis, with three-yearly upward-only rent reviews. The Landlord will insure the building with the tenant to pay the premium. The lease may be excluded from the security provisions of the Landlord &amp; Tenant Act 1954, Part II, at Landlord's discretion. Otherwise, terms by negotiation.</p>
<b>POSSESSION</b>	<p>Upon legal completion.</p>

<b>RENTAL GUIDE</b>	On application.
<b>LEGAL COSTS</b>	With regard to lettings, in addition to their own costs, applicants will be required to pay a £500 (no VAT) flat fee towards our clients' in-house legal costs. Please note, however, that in the event of a lease term of over 7 years being taken, the tenant will be expected to contribute £850 (no VAT) in respect of the Landlord's legal costs.
<b>VAT</b>	We are not aware of any VAT liability in respect of this property. However, interested parties are always advised to check the VAT status of any property to their own satisfaction.
<b>VIEWING</b>	<u>VERY STRICTLY</u> by appointment via the agents, through whom all discussions and negotiations must be conducted.
<b>REFERENCE</b>	DVD1/11YorkAvenue-EastCowes/7-Mar-22