

**Lot 34, 25, 27, 29 High Street, Shanklin,**

**Isle of Wight PO37 6JW**

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



Freehold Retail and Office Parade Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 34, 25, 27, 29 High Street, Shanklin,

## Isle of Wight PO37 6JW

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)

### Property Information

#### Freehold Retail and Office Parade Investment

- Attractive Retail and Office Parade
- 3 Ground and Lower Ground Floor Retail Units with First Floor Self Contained Offices and a lock up garage
- Tenants Include a health store, a barber shop, a cafe and a financial services provider
- Busy Town Centre Location on Part Pedestrianised element of High Street
- Popular Tourist Destination

**Lot** 34  
**Auction** 18th May 2023

**Rent** £30,300 per Annum Exclusive  
**Status** Available

**Sector** High Street Retail  
**Auction Venue** Live Streamed Auction

On Behalf of Joint LPA Receivers

#### Location

**Miles** 6 miles south of Newport  
**Roads** A3055, A3020  
**Rail** Shanklin Railway Station  
**Air** Southampton Airport

#### Situation

The property is located in the attractive Isle of Wight seaside town of Shanklin. The island has a population of approximately 140,000 people which is substantially increased by the approximate 2.5 million tourists who visit the island annually. The property is situated in a prominent position on the part pedestrianised corner of the High Street (A3055), Western Road and Orchardleigh Road. Nearby occupiers include an eclectic mix of local retailers, cafes and restaurants.

#### Tenure

Freehold.

#### Description

The property, an attractive retail parade, comprises three retail units on the ground floor with ancillary accommodation on the lower ground floor together with self contained office's and one flat on the first floor of 25 High Street (the flat has been sold off on a long lease). In addition, there is a garage and yard to the rear of the property accessed via Orchardleigh Road.

#### VAT

VAT is applicable to this lot.

#### Planning

The upper floors of the property may benefit from future conversion for a variety of uses, subject to necessary consents/permissions. Interested Parties are referred to Isle of Wight Council - Tel 01983 823552 - [www.iow.gov.uk/environment-and-planning/planning](http://www.iow.gov.uk/environment-and-planning/planning)

#### Note

This property is being marketed for sale on behalf of Joint LPA Receivers and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability. The Receivers are not bound to accept the highest or any offer.

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 34, 25, 27, 29 High Street, Shanklin,

## Isle of Wight PO37 6JW

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)

### Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
25 High Street	Ground Lower Ground	Retail Ancillary	42.10 38.70	(453) (416)	INDIVIDUALS t/a Shanklin Heath Store	25 years from 09/10/2006 expiring 08/10/2031	£9,600	09/10/2026
25a High Street	First	Residential	-	-	INDIVIDUALS	999 years from 04/04/1973	-	
27 High Street	Ground Lower Ground	Retail Ancillary	37.40 22.58	(402) (243)	INDIVIDUAL t/a The Barber Club	5 years from 25/03/2020	£6,500	
27-29 High Street	First	Office	75.28	(810)	VECTIS FINANCIAL SERVICES	5 years from 25/03/2020	£5,000	
29 High Street	Ground	Retail	46.30	(498)	INDIVIDUALS t/a Copper Kettle Cafe	5 years from 15/01/2007 expiring 14/01/2032	£8,000	15/01/2025 and 3 yearly
Garage to Rear of 27 High Street		Garage			INDIVIDUALS	Informal Agreement	£1,200	
<b>Total Approximate Floor Area</b>			<b>262.36</b>	<b>(2,822) (1)</b>			<b>£30,300</b>	

(1) The floor area stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

# Lot 34, 25, 27, 29 High Street, Shanklin,

Isle of Wight PO37 6JW

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



# Lot 34, 25, 27, 29 High Street, Shanklin,

Isle of Wight PO37 6JW

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



# Lot 34, 25, 27, 29 High Street, Shanklin,

Isle of Wight PO37 6JW

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



# Lot 34, 25, 27, 29 High Street, Shanklin,

Isle of Wight PO37 6JW

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



# Lot 34, 25, 27, 29 High Street, Shanklin,

Isle of Wight PO37 6JW

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



## Contacts

### Acuitus

#### Charlie Powter

+44 (0)20 7034 4853

+44 (0)7768 120 904

[charlie.powter@acuitus.co.uk](mailto:charlie.powter@acuitus.co.uk)

#### Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

### Seller's Solicitors

#### DWF LLP

One Snow Hill, Queensway

Birmingham

B4 6GA

#### Richard Holmes

0845 404 2378

[richard.holmes@dwf.co.uk](mailto:richard.holmes@dwf.co.uk)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

September 2020