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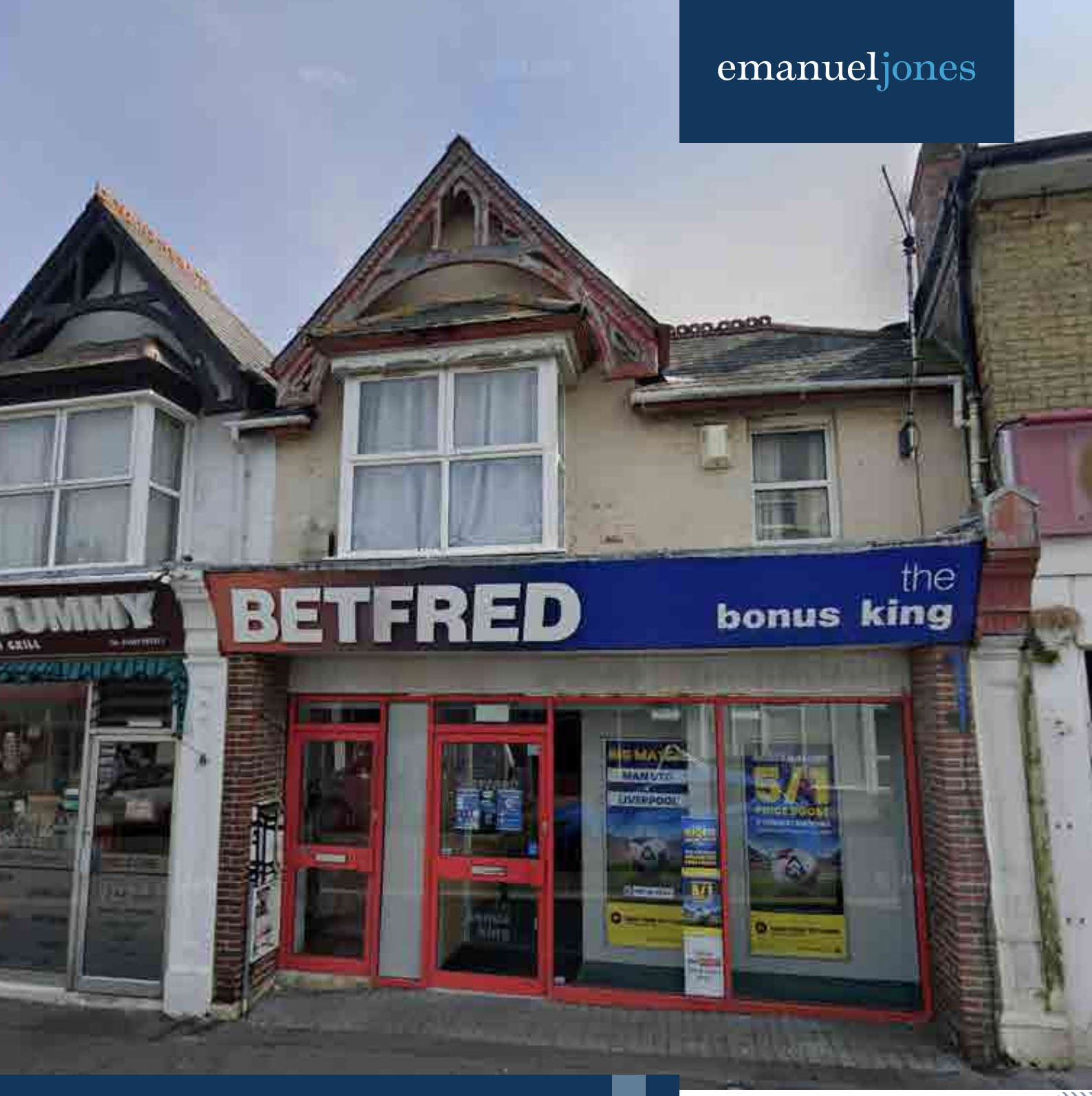

For Sale

21 Regent Street

Isle of Wight, Shanklin, PO37 7AF

1,260 sq ft (117.10 sq m)

- Two-storey, mixed use property
- First floor flat & ground floor retail
- £225,000 for the freehold interest

029 2081 1581

www.emanuel-jones.co.uk

Location

The property is located in Shanklin on the Isle of White, an island and county just off the south coast of England. There are frequent car and passenger ferries that operate from Southampton via the Red Funnel which provide direct access onto the Island.

Shanklin is a seaside town situated towards the south eastern side of the Island on Sandown Bay. It has great accessibility having car routes that run north, south and west from the town, allowing for easy access to other towns throughout the Island.

The property itself is situated on Regent Street, a popular retailing thoroughfare that sits directly off High Street, the main retailing thoroughfare within the town. The property benefits from some excellent surrounding occupiers, most notably Domino's Pizza, Poundland, Peacocks, The Co-op and a Boost & Boots Pharmacy.

Description

The two-storey property comprises accommodation over ground and first floors, being part retail and part residential. The ground floor was previously occupied by Betfred and provides an open plan, ground floor sales space.

The first floor, 21A, is a self-contained flat let on an Assured Shorthold Tenancy to Mr Howard Allen paying £6,300 per annum, (£535 per calendar month). The entrance to the flat is directly next to the entrance to the ground floor shop via a seperate door.

The property is situated in a prominent location on Regent street and provides a glazed frontage directly onto Regent Street.

Accommodation

The property provides the following approximate areas:

Description	Area sq ft	Area sq m
Ground floor	1,260	117.10

Purchase Price

£225,000 for the freehold interest.

Business Rates

The property has a rateable value of £12,750. Using the 2026/27 UBR (0.350) this euqates to rates payable of £4,462.50.

Interested parties are advised to make their own enquiries with the local authority.

EPC

The property has an EPC rating in Band D.

VAT

To be confirmed.

Legal Costs

Each party to bear their own legal and professional costs incurred.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, a purchaser will be required to provide satisfactory proof of identity and source of funds at the point of agreement of heads of terms.

Viewing

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams / Luca Piazza

Email: david@emanuel-jones.co.uk

luca@emanuel-jones.co.uk

Subject to Contract and Availability.

Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contact. All descriptions, dimensions, reference to condition and nessessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satify themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.

Contact Us:

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