

## RETAIL PREMISES AVAILABLE 20 St James Square, Newport, Isle of Wight, PO30 1UX



### LOCATION

The premises are situated in the prime section of St James Square close to the junction with the High Street. The prominent retail unit sits between Costa and The Works with other nearby occupiers including The Entertainer, Nationwide, Natwest and Mountain Warehouse.

### SIZE

The premises are designed over ground, first, second and third floors:

Ground Floor:	(181.53 sq m)	1,954 sq ft
First Floor:	(164.16 sq m)	1,767 sq ft
Second Floor:	(168.71 sq m)	1,816 sq ft
Third Floor:	(113.81 sq m)	1,225 sq ft
Total:	(628.21 sq m)	6,762 sq ft

### TENURE

The premises are available to let on a new lease for a term and rent to be agreed.

### RATES

We are verbally advised by the Local Rating Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £63,000      UBR 2019/2020: 50.4p      Rates Payable: £31,752

### VIEWING

Please contact the SMART 4 office for further information or to arrange an inspection.

Oliver Church      020 7569 9902      [ohc@SMART-4.co.uk](mailto:ohc@SMART-4.co.uk)

February 2020



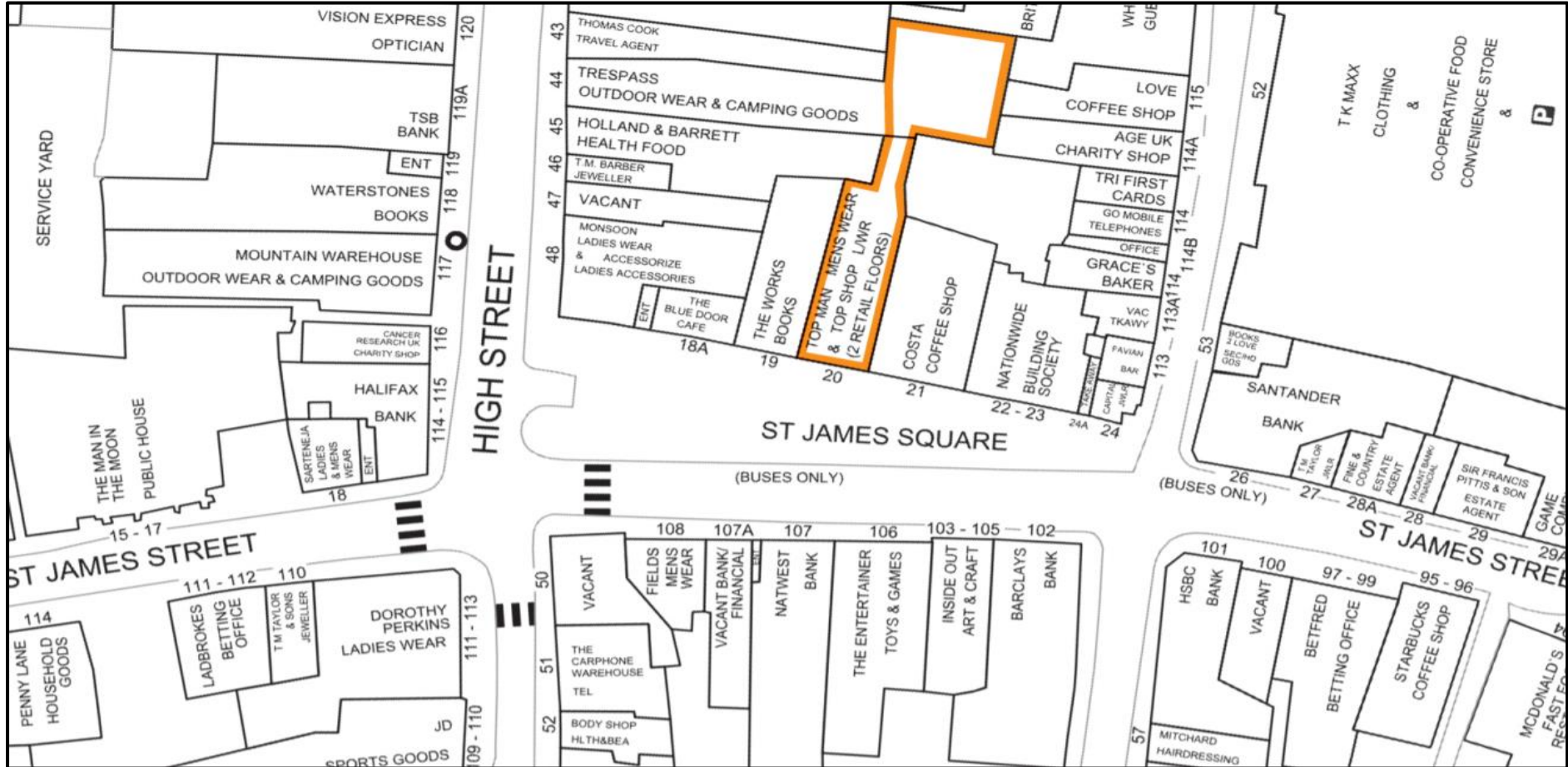
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For further details

020 7569 9900

EPC available on request  
Subject to Contract and Exclusive of VAT  
These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited. 3 Hanover Square, London W1S 1HD.

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