

## RARE OPPORTUNITY FOR BEACHSIDE BUILDING



GULLY HOWARD

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- **Prominent former Bandstand building enjoying panoramic views over Sandown Bay**
- **The building is well placed to be converted to beach side concession, cafe or restaurant, subject to any relevant consents**
- **The ground floor of the building runs to approx. 70m<sup>2</sup> (750 ft<sup>2</sup>) on a site of 225m<sup>2</sup> (2,421 ft<sup>2</sup>)**
- **For sale with offers invited in the region of **£55,000** for a long leasehold interest of the building**

### LOCATION

Located on Sandown's Culver Parade, close to the junction with Fort Street. The building enjoys panoramic views not only of Sandown Bay and Culver Down to the East, but also overlooks the public park, playground, tennis courts etcetera to the rear. As such, this building is very well placed and would suit application for change of use to cafe or restaurant, subject to any relevant consents. Sandown forms part of the Sandown-Shanklin-Lake conurbation wrapping themselves around Sandown Bay with the sandy beaches and leisure offer of the area ensuring high numbers of visitors and tourists, boosting the local population of around 19,500. Sandown's seafront is a magnet to tourists and locals alike, flocking to the area to enjoy the many facilities and amenities on offer besides the famous sandy beaches including the Isle of Wight Zoo, Dinosaur Island, Browns Pitch & Putt, giant slide and boat park and Sandown Pier with its rides and attractions.

### DESCRIPTION

The ground floor of the property is predominantly a rendered concrete building, probably circa 80 to 90 years old. The structural condition of the building is questionable. Gully Howard Chartered Surveyors have not inspected the building, but from plans provided estimate the GIA (gross internal area) of this part of the building is approximately 77m<sup>2</sup> (753 ft<sup>2</sup>). The roof of the structure is raised forming canopy over the former Bandstand area. As you can see from the photograph, this roof is in need of repair, if not total re-build. As previously mentioned, if the building was converted for alternative use, the chances are that this open area would be glazed rather than left open to the elements, subject to any relevant consents. To the rear of the building is a further canopy, providing further covered outdoor space, which could be utilised and glazed or walled in, subject to any relevant consents or the building may suit demolition and re-build s.t.p. Please see plan overleaf for detail.

### TERMS

For sale upon instructions from the Isle of Wight Council at "offers in the region of" **£55,000** for a long leasehold interest of the building.

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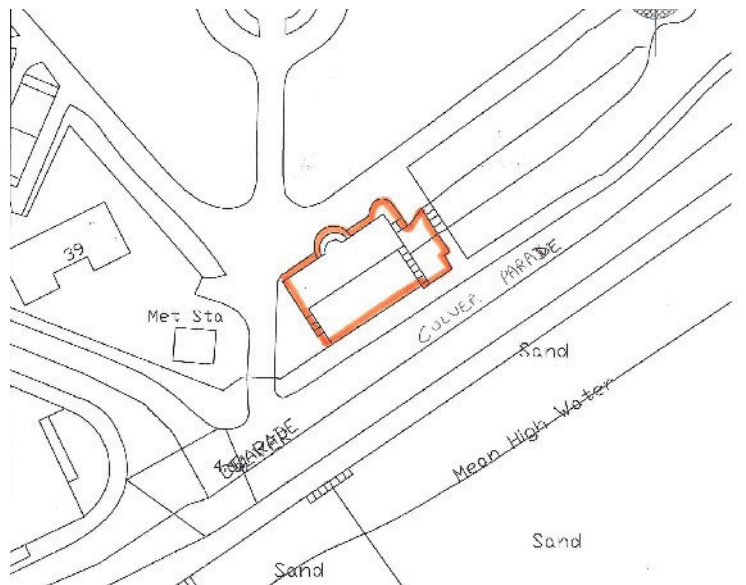
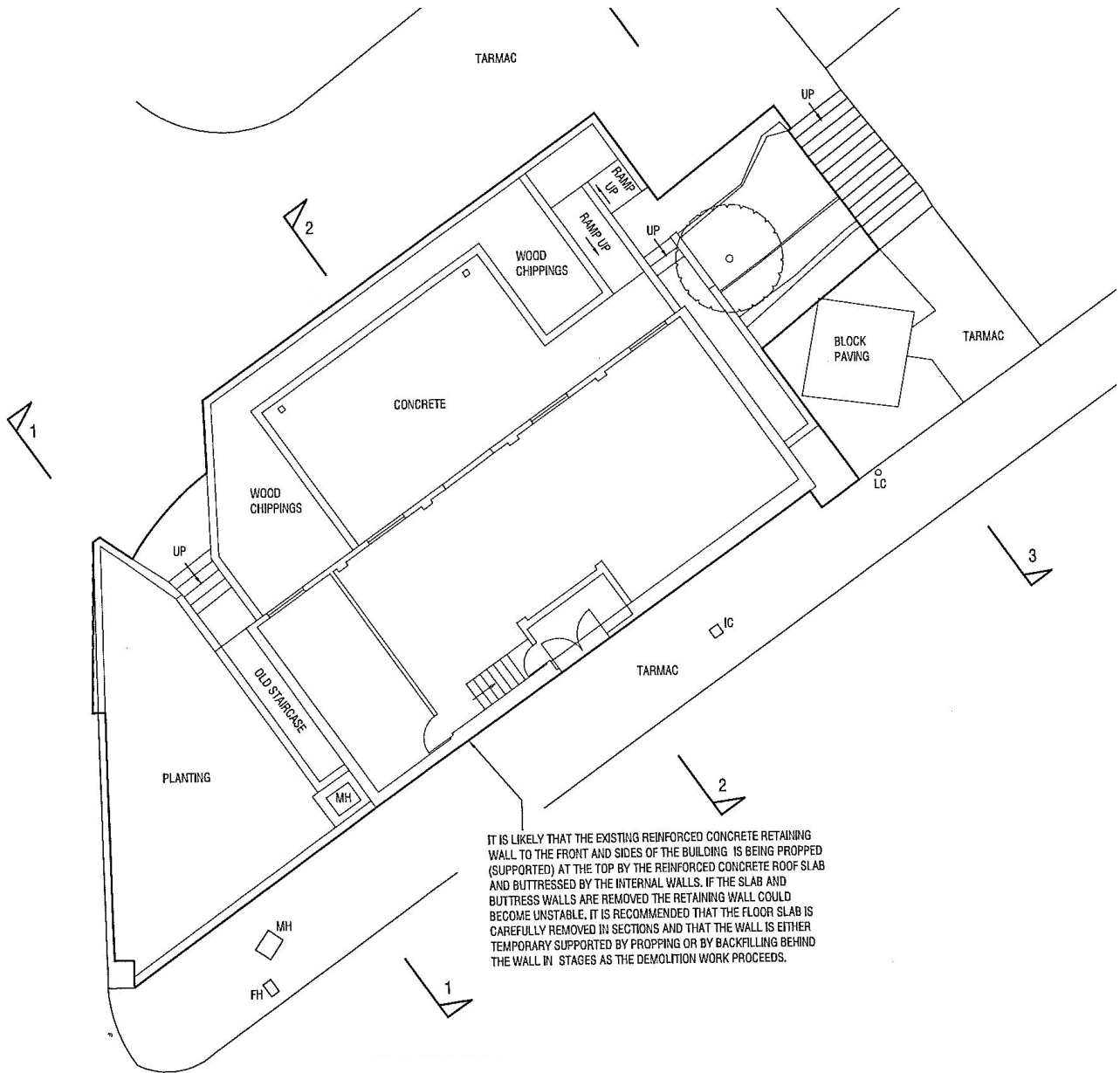
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**VIEWING**

Strictly by appointment with sole agents Gully Howard Chartered Surveyors. Contact Gavin Chambers or Jane Bauldry on 01983 822555.



Whilst these particulars are believed to be correct neither the agent nor the clients guarantee accuracy nor are they intended to form part of any contract. We have not carried out any survey. All offers are subject to formal contract. Interested parties must satisfy themselves independently as to VAT in respect of any transaction. Gully Howard Chartered Surveyors and staff are not able to give any warranty or representation in connection with this property and have not tested any plant, purchasers must satisfy themselves as to its condition. Plans are shown not to scale and for identification only, dimensions are approximate and location plans may not show all current occupiers.