

Public Toilets

Market Street, Ventnor, Isle of Wight, PO38 1HE 210226

TOILET BLOCK IN CENTRAL VENTNOR



GULLY HOWARD

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- Under instructions from the Isle of Wight Council, Public Toilets for sale in Market Street, Ventnor
- The building currently runs to circa 74m² (796ft²) GIA on a site of approx 293 m² (3,153ft²)
- Planning permission for 4 flats under P/01414/11
- For sale with offers invited "in excess of" **£90,000** based upon the plans submitted. Freehold

LOCATION

Located in Market Street, on the corner of Pound Lane and adjacent to two recent flat developments in the centre of the town. Market Street connects the High Street to Albert Street and the one-way system, thus putting the site within easy reach of the shops, banks, eateries and other facilities. It is also within easy walking distance of Ventnor Esplanade, The Harbour, beaches and the leisure facilities and eateries along the seafront. Ventnor benefits from a famed micro-climate, being on the south facing slope of St Boniface Down, reaching down to the English Channel and almost totally sheltered from the north.

DESCRIPTION

Site currently housing a toilet block running to approximately 74m² (796 ft²) on a site of approximately 293m² (3,153 ft²). The site currently benefits from two car parking spaces. The Isle of Wight Council has obtained planning for 2 x 2 bedroom and 2 x 1 bedroom flats running to circa 190m² GIA under planning P/01414/11. Please see floor plans overleaf for detail.

TERMS

Upon instructions from the Isle of Wight Council, for sale with Offers invited 'in excess of' **£90,000**, for the site.

TENURE

By a Conveyance dated 17 June 1845 the Council bought the freehold land. The Council at the time was known as The Commissioners for Improving the Town of Ventnor. There is nothing in the deeds or on title that restricts or prohibits a disposal of the toilets.

VIEWING

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

DIRECTORS

NICK BUCKLE BSc(Hons) MRICS

GAVIN CHAMBERS BA(Hons)

GRANT HIGGS

JAMIE WHITTLE BSc(Hons) PgDipSurv MRICS

SHAUN WOOLFORD MBA BSc(Hons) Dip Proj Man MRICS

REGISTERED OFFICE

62 HIGH STREET, NEWPORT, ISLE OF WIGHT PO30 1BA

REGISTERED IN ENGLAND AND WALES No. 6477562

VAT No. 928 0215 39

62 HIGH STREET NEWPORT
ISLE OF WIGHT PO30 1BA
TEL 01983 822555

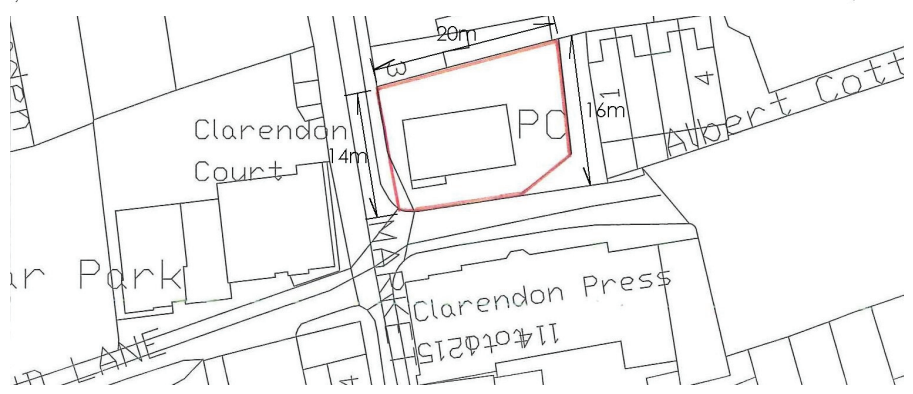
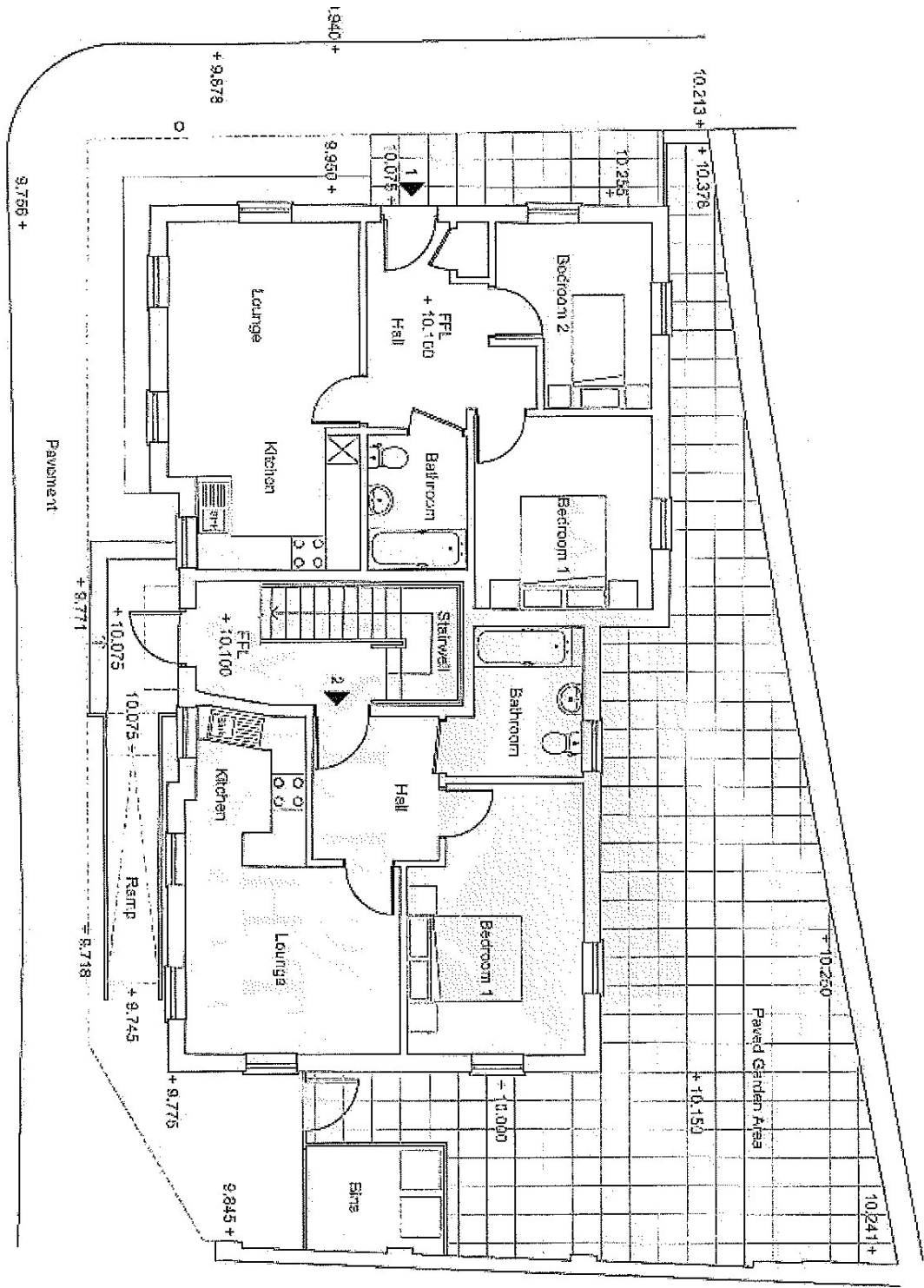
MERRITTS FARM
WHITE HORSE LANE
WATERLOOVILLE PO7 6QL
TEL 02392 257224

EMAIL enquiries@gullyhoward.com

www.gullyhoward.com



Proposed Site & Ground Floor Plan



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.