# SCOTCHER & CO

COMMERCIAL

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# EXTENSIVE FIRST/SECOND FLOOR OFFICES PROVIDING SOME 1,250 FT² (116M²) NIA AVAILABLE TO LEASE



1<sup>ST</sup> & 2<sup>ND</sup> FLOOR OFFICES 11 YORK AVENUE EAST COWES ISLE OF WIGHT PO32 6QY

Located in the Town Centre of East Cowes which itself is situated at the mouth of the River Medina on the northern tip of the Island and has within its boundaries a wide variety of facilities including the new Waitrose supermarket, the Red Funnel Vehicle and passenger terminus providing services to Southampton on the mainland, a new medical centre currently under construction and the town continues to expand due to a number of residential and commercial developments.

The premises forms the upper floors of a larger mid-terraced property of traditional construction with accommodation and other details as briefly set out overleaf.

## RENTAL GUIDE £4,950 P.A.X.

Cont.

These particulars do not consitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy.

All measurements are approximate.

**GROUND FLOOR** Shared entrance lobby and staircase to:

FIRST FLOOR Landing and inner hallway with communal kitchenette/sink unit

and ladies & gents w.c. facilities.

Staircase to 2<sup>nd</sup> floor.

**OFFICE 1 (front)** 14'2" (4.3m) plus bay x 13'2" (4.0m) plus recess

**OFFICE 2 (front)** 14'3" (4.3m) x 10'5" (3.2m)

**OFFICE 3 (rear)** 15'6" (4.7m) x 13'6" (4.1m) with cupboard/store

Rear landing and fire exit stairs to ground floor.

**SECOND FLOOR** Spacious landing.

**OFFICE 4 (front)** 14'2" (4.3m) x 11'3" (3.4m)

**OFFICE 5 (front)** 14'2" (4.3m) x 14'2" (4.3m)

OFFICE 6 (rear) 17'0" (5.2m) x 21'2" (6.5m) maximum with communicating

additional office 8'6" (3.0m) x 7'5" (2.3m)

UNDER EAVES

**STOREROOM** 12'0" (3.6m) x 5'0" (1.5m) average with restricted headroom.

KITCHEN/STAFFROOM With stainless steel sink, worktop and wall cupboards.

**RATEABLE VALUE** With effect from April 2010 - £2,500

UBR 2012/2013 @ 45.8p in the £.

Applicants may wish to should verify this information with the

Rating Office on 01983 823920.

SERVICES Water, electricity and drainage are all understood to be

connected, however interested parties should check the

suitability of main services to their own satisfaction.

**TENURE** By way of a new commercial lease with if appropriate 3 yearly

upward only rent reviews and essentially on a full repairing and insuring basis in that the property is to be returned in no worse condition than at the outset. The lease may be excluded from the security provisions of the Landlord & Tenant Act 1954 Part

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RENTAL GUIDE £4,950 p.a.x.

**LEGAL COSTS** The in going tenant is to bear all parties reasonable costs in this

matter

We are not aware of any VAT liability in respect of this property. VAT

VERY STRICTLY by appointment via the agents through whom all discussions and negotiations must be conducted. **VIEWING** 

DVD1/11YORKAVE/4-May-12 **REFERENCE** 

### **Energy Performance Certificate**

Non-Domestic Building

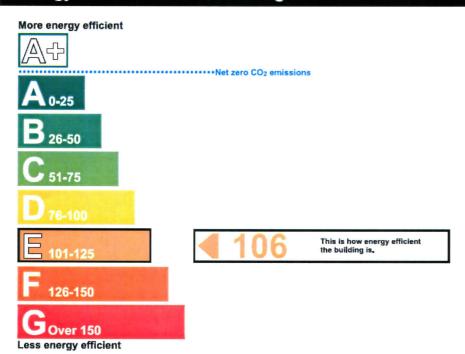


FIRST AND SECOND FLOOR 11 York Avenue EAST COWES PO32 6QY Certificate Reference Number:

0950-5977-0312-6031-6034

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

#### **Energy Performance Asset Rating**



#### **Technical Information**

Main heating fuel:

Grid Supplied Electricity

**Building environment:** 

Heating and Natural Ventilation

Total useful floor area (m²):

176

Building complexity (NOS level):

3

Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>):

64.93

#### **Benchmarks**

Buildings similar to this one could have rating as follows:

30

If newly built

79

If typical of the existing stock

#### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

#### Administrative Information

This is an Energy Performance Certificate as defined in SI 2007;991 as amended.

Assessment Software:

CLG, iSBEM, v4.1.d, SBEM, v4.1.d.0

Property Reference:

531776360001

Assessor Name:

Ian Williams

Assessor Number:

BREC100001

Accreditation Scheme:

Bre

**Employer/Trading Name:** 

Reporting Ltd

Employer/Trading Address:

Luckington Farm, Bowcombe Road, Carisbrooke, Isle Of Wight, PO30 3HT

Issue Date:

2012-05-11

Valid Until:

2022-05-10

Related Party Disclosure:

Not related to the occupier.

Recommendations for improving the property are contained in Report Reference Number: 9563-4035-0721-0601-0795

#### If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at www.epb.dfpni.gov.uk, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

#### Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.