

# SCOTCHER & CO

C O M M E R C I A L

26 The Mall, Carisbrooke Road, Newport, Isle of Wight PO30 1BW

Telephone: (01983) 822288

Fax: (01983) 825256

[www.scotcherandco.co.uk](http://www.scotcherandco.co.uk)



**LOCK-UP SHOP WITH A USEFUL BASEMENT AVAILABLE ON A  
NEW LEASE WITHIN THIS POPULAR RESORT TOWN**



**67 HIGH STREET  
SHANKLIN  
ISLE OF WIGHT  
PO37 6JJ**

Situated between the Old Village and the Town Centre this lock-up shop provides 800 ft<sup>2</sup> (74.3m<sup>2</sup>) including office and ancillary space plus basement storage of about 560 ft<sup>2</sup> (52.0m<sup>2</sup>). The accommodation could suit a variety of occupiers subject to any necessary consents.

Shanklin itself enjoys good year round trade supplemented considerably during the seasonal months by tourism and has within its boundaries a wide variety of facilities including the popular beach, Esplanade and Old Village.

The accommodation forms the lower floors of a larger terraced property of traditional construction with details as briefly set out overleaf.

## **RENTAL GUIDE ON APPLICATION**

Cont.

These particulars do not constitute 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.

Unless otherwise stated, all prices and rents are quoted exclusive of VAT

<b>SHOP</b>	Internal frontage of about 15'2" (4.6m) x about 33'6" (10.2m) overall with suspended ceiling and recessed entry door.
<b>REAR LOBBY</b>	with staircase down to the basement.
<b>STAFFROOM/HALLWAY</b>	16'2" (4.9m) x 6'3" (1.9m).
<b>REAR OFFICE</b>	16'8" (5.1m) x 11'10" (3.6m).  Rear hallway and storage cupboard.
<b>BASEMENT</b>	Some 560 ft <sup>2</sup> (52.0m <sup>2</sup> ) sub-divided as 4 storerooms, hallway and w.c. facility.
<b>SERVICES</b>	Water, electricity and drainage are all understood to be connected however interested parties should check the suitability of main services to their own satisfaction.
<b>RATEABLE VALUE</b>	With effect from April 2010 – £6,800 UBR 2011/2012 @ 43.3p in the £.  Applicants may wish to verify this information with the Rating Office on 01983 823920.
<b>TENURE</b>	By way of a new commercial lease term by negotiation 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 Landlord will insure the building with the tenant to pay their share of the premium. 3 yearly upward only rent reviews will apply if appropriate and the lease may be excluded from the security provisions of the Landlord & Tenant Act 1954 Part II.
<b>RENTAL GUIDE</b>	On application
<b>LEGAL COSTS</b>	In going tenant to bear all parties reasonable costs in this matter.
<b>VAT</b>	We are not aware of any VAT liability in respect of this property.
<b>VIEWING</b>	VERY STRICTLY by appointment via the agents through whom all discussions and negotiations must be conducted.
<b>REFERENCE</b>	DVD1/67HIGHST/4-Nov-11

# Energy Performance Certificate

## Non-Domestic Building



Isle of Wight Tourist Information Centre  
67 High Street  
Shanklin  
PO37 6JJ

Certificate Reference Number:  
0292-2851-8830-3400-9903

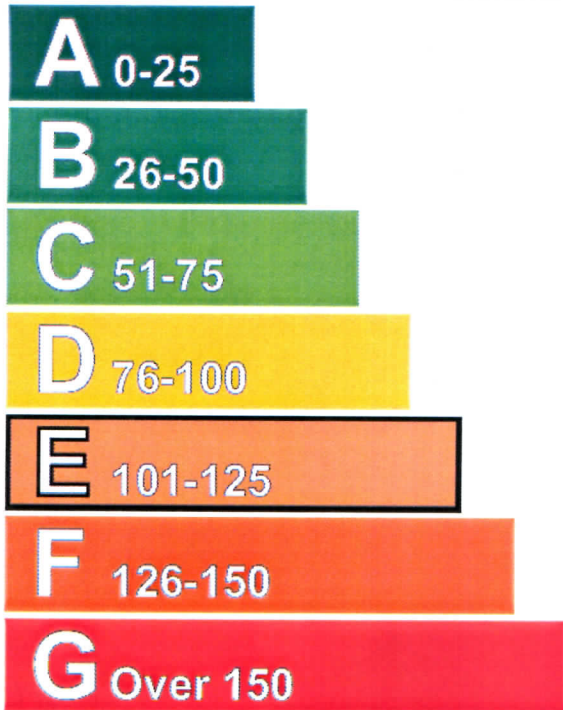
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for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

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions



◀ 114 This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	175
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	150.39

### Benchmarks

Buildings similar to this one could have ratings as follows:

22 If newly built

58 If typical of the existing stock

## Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

**Assessment Software:** iSBEM v4.1.c using calculation engine SBEM v4.1.c.2

**Property Reference:** 928428810000

**Assessor Name:** Tom Flower

**Assessor Number:** BREC200023

**Accreditation Scheme:** Bre

**Employer/Trading Name:** Reporting Ltd

**Employer/Trading Address:** Luckington Farm, Bowcombe Road, Carisbrooke, Isle Of Wight, PO30 3HT

**Issue Date:** 31 May 2011

**Valid Until:** 30 May 2021 (unless superseded by a later certificate)

**Related Party Disclosure:** Not related to the owner

**Recommendations for improving the property are contained in Report Reference Number:** 0250-9942-0489-1380-8024

## 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 Government's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit [www.carbontrust.co.uk](http://www.carbontrust.co.uk) or call us on 0800 085 2005