

SCOTCHER & CO

C O M M E R C I A L

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**INVESTMENT/DEVELOPMENT OPPORTUNITY AVAILABLE FOR SALE FREEHOLD
WITHIN THIS TRADITIONAL AND POPULAR RESORT TOWN**

**CHURCH VIEW
13 CHURCH STREET
VENTNOR
ISLE OF WIGHT
PO38 1SW**



Front Elevation



Rear Elevation

Located just to the west of the Town Centre and enjoying a delightful aspect over St Catherine's Church with the town outskirts and downs beyond plus some channel views to the rear from the upper floors. This is a property which should be of interest to developers and investors alike.

Ventnor is a delightful traditional resort town enjoying a wide variety of facilities within its boundaries or close by, including the popular beach and Esplanade. The town also enjoys a year round mild climate and benefits from a seasonable boost from tourism.

The property is built of local stone under a slated roof and comprises a vacant ground floor flat for refurbishment, vacant upper floors with P/C for conversion to residential coupled with a section currently tenanted by the NHS.

The accommodation and other details are as briefly set out overleaf.

PRICE O.I.R.O. £300,000 FREEHOLD

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

WESTERN SECTION	<p>Currently comprising a ground floor three bedroom flat requiring refurbishment plus first and second floor accommodation with P/C for conversion into two residential apartments.</p> <p>This accommodation is identified by the attached floor plans which are not necessarily to scale.</p>
OUTSIDE	Enclosed garden area to the rear.
EASTERN SECTION	<p>Not fully inspected, but understood to provide accommodation over two floors currently occupied by the NHS as a medical centre. The occupiers are holding over on a 15 year lease at a peppercorn rent.</p> <p>We are advised that the NHS took the building in poor condition and may have spent a considerable amount in fit-out costs. A Section 25 notice has now been served on the tenant bringing the lease to an end on 31st July 2012 and terms have been quoted for a new lease at a rental of £16,500 p.a.x. A copy of the existing lease and Section 25 notice are available for inspection at the agent's office. It is our client's intention to sell the building with negotiations ongoing in this regard.</p>
OUTSIDE	This accommodation currently benefits from some parking to the front and rear of the property.
SITE PLAN	Copy attached, not necessarily to scale and for identification purposes only.
PLANNING	Consent was granted in January 2012 under reference P/01600/11-TCP/00635/E for conversion of the first and second floors of the western section (formerly a day centre) to form two apartments. A copy of the planning consent and associated floor plans are available for inspection at the agent's office however interested purchasers are always advised to make any necessary enquiries in respect of planning themselves to the local planning unit on 01983 823552.
SERVICES	Water, electricity, gas and drainage are all understood to be connected, however interested occupiers should check the suitability of main services to their own satisfaction.
RATEABLE VALUE	<p>With effect from April 2010 - £8,400 (Former Day Centre) UBR 2012/2013 @ 45.8p in the £.</p> <p>Council Tax Band B</p> <p>Applicants may wish to verify this information with the Rating Office on 01983 823920.</p>
TENURE	Freehold with possession upon completion of legal matters and subject to any tenancies in situ.

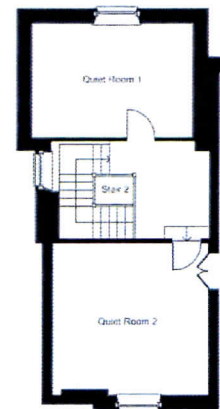
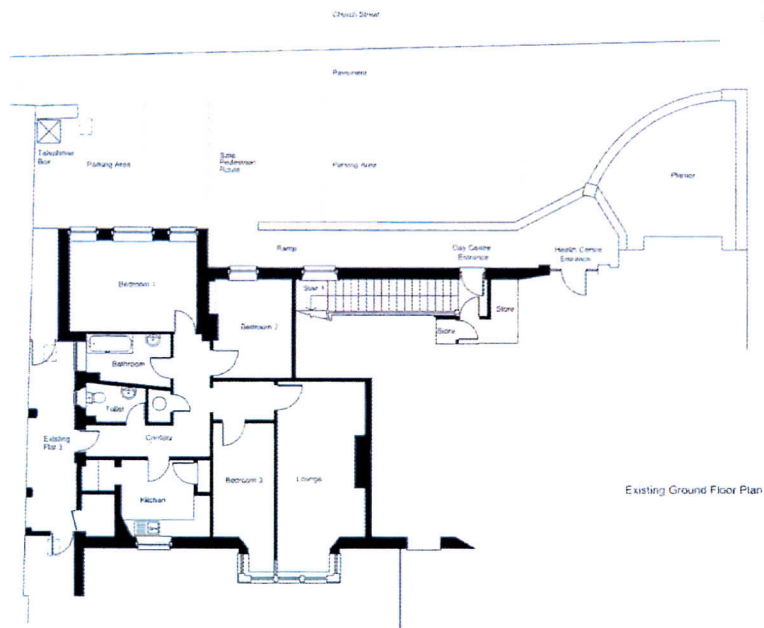
PRICE O.I.R.O. £300,000

VAT Interested parties should verify VAT status to their own satisfaction however we are not aware of any liability in respect of this property

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

EXISTING FLOOR PLANS

Not to scale and for identification purposes only



REFERENCE PROPDET9/CHURCHVIEW/29-Mar-12

Energy Performance Certificate

Non-Domestic Building



Churchview Day Centre
13 Church Street
VENTNOR
PO38 1SW

Certificate Reference Number:
0796-0967-4230-1300-7903

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

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **83**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	192
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	47.31

Benchmarks

Buildings similar to this one could have ratings as follows:

27 If newly built

72 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: 764379270000
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: 10 Jun 2011
Valid Until: 09 Jun 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: 0060-7937-0449-7120-9064

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, 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 or call us on **0800 085 2005**

Energy Performance Certificate

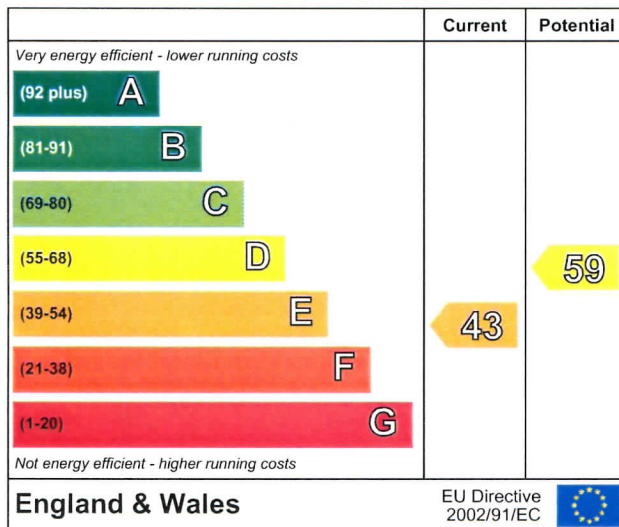


Flat 3 15 Church Street
VENTNOR
Isle of Wight
PO38 1SW

Dwelling type: Ground-floor flat
Date of assessment: 09 June 2011
Date of certificate: 09 June 2011
Reference number: 0418-8075-6256-8279-4944
Type of assessment: RdSAP, existing dwelling
Total floor area: 100 m²

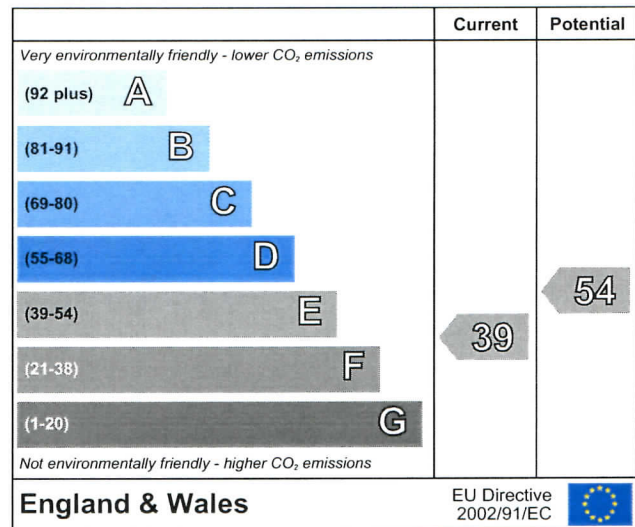
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	375 kWh/m ² per year	258 kWh/m ² per year
Carbon dioxide emissions	7.3 tonnes per year	5.0 tonnes per year
Lighting	£52 per year	£52 per year
Heating	£1090 per year	£811 per year
Hot water	£201 per year	£105 per year

You could save up to £375 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.