

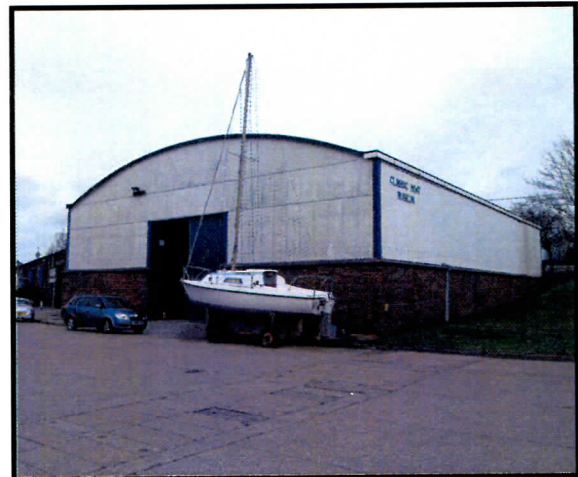


**CHOICE OF TWO SIZEABLE BUILDINGS OF SOME 8,300 FT<sup>2</sup> (771M<sup>2</sup>) AND 5,260 FT<sup>2</sup> (488M<sup>2</sup>) RESPECTIVELY AVAILABLE TO LEASE EITHER SINGLY OR IN COMBINATION**

**'CLASSIC BOAT MUSEUM BUILDINGS'  
SEACLOSE WHARF  
TOWN QUAY  
NEWPORT  
ISLE OF WIGHT  
PO30 2EF**



Northern Building



Southern (Belfast) Building

Situated just south of the main Town Centre adjacent to Newport Quay and the River Medina a choice of two large premises available to lease either singly or in combination.

Newport itself is the County Town and administrative centre for the Island and as such is constantly busy. There have been a great many residential and commercial developments in and around the town in recent years, which continue to cement Newport as the commercial hub for the Island.

Both buildings are of older style traditional construction although the southern unit has a 'Belfast style' wooden truss roof. The premises could suit a variety of occupiers however these will have to be harbour and marine related uses.

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

**RENTAL GUIDE £2.50 PER FT<sup>2</sup> P.A.X.**

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>NORTHERN BUILDING</b>	<p>Detached and mostly of brick construction under a composite double pitched roof all on a concrete base and providing some 8,300 ft<sup>2</sup> (771m<sup>2</sup>) on the ground floor with a modest amount of first floor accommodation in two parts i.e. office and storage to provide a further 800 ft<sup>2</sup> (74.3m<sup>2</sup>) or so.</p> <p>Part of the ground floor is currently sub-divided into a reception area, ladies and gents w.c. facilities, some storage and a kitchen area.</p>
<b>SOUTHERN (BELFAST) BUILDING</b>	<p>Also detached but with brick clad lower elevations and corrugated tin above under a curved mineral felted roof with internal timber joists in a 'Belfast' style.</p> <p>This premises provides some 5,260 ft<sup>2</sup> (488m<sup>2</sup>) on a concrete floor with double sliding entry doors.</p>
<b>OUTSIDE</b>	<p>Some parking and possibly river access may be available by negotiation.</p>
<b>PLANNING/USE</b>	<p>Both buildings have most recently been used as storage and workshop facilities for the Classic Boat Museum and we are advised that due to the local Harbour Act then these units can only be offered for harbour or marine related usage. Interested applicants are advised to make any appropriate enquiries in respect of specific planning to the local planning unit on 01983 823552.</p>
<b>SERVICES</b>	<p>The northern building appears to benefit from 3 phase electricity, mains water and drainage however the southern unit we believe just has single phase electricity. Interested applicants are advised to check the suitability of main services to their own satisfaction.</p>
<b>RATEABLE VALUE</b>	<p>With effect from April 2010 - £15,400 UBR 2012/2013 @ 45.8p in the £.</p> <p>Applicants may wish to verify this information with the Rating Office on 01983 823920.</p>
<b>TENURE</b>	<p>By way of a new commercial lease/leases up to a maximum of three years with other terms by negotiation. The lease/leases will be excluded from the security provisions of the Landlord &amp; Tenant Act 1954 Part II.</p>
<b>POSSESSION</b>	<p>Upon completion of legal matters although the 'Belfast Unit' will we understand remain on an agreement which can be terminated upon one month's notice by either party at anytime.</p>
<b>RENTAL GUIDE</b>	<p>Calculated initially on the basis of £2.50 per ft<sup>2</sup> p.a.x.</p>

**LEGAL COSTS** Ingoing tenant will be responsible for all parties reasonable legal costs in this matter.

**VAT** We are not aware of any VAT 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.

**REFERENCE** PROPDET9/CLASSIC BOAT MUSEUM/27-Mar-12

# Energy Performance Certificate

## Non-Domestic Building



Classic Boat Museum  
Town Quay  
NEWPORT  
PO30 2EF

Certificate Reference Number:  
0940-4933-0302-9970-4040

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

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

◀ **130**

This is how energy efficient the building is.

### Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	960
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	159.26

### Benchmarks

Buildings similar to this one could have rating as follows:

**30**

If newly built

**81**

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.

<b>Assessment Software:</b>	CLG, ISBEM, v4.1.d, SBEM, v4.1.d.0
<b>Property Reference:</b>	440334790000
<b>Assessor Name:</b>	Stephen Savage
<b>Assessor Number:</b>	EES/007749
<b>Accreditation Scheme:</b>	Elmhurst Energy Systems
<b>Employer/Trading Name:</b>	Hose Rhodes Dickson
<b>Employer/Trading Address:</b>	138 High Street, Newport, Isle of Wight, PO30 1TY
<b>Issue Date:</b>	2012-04-20
<b>Valid Until:</b>	2022-04-19
<b>Related Party Disclosure:</b>	Not related to the occupier.

Recommendations for improving the property are contained in Report Reference Number: 9494-4074-0320-0400-9391

## 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](http://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.

# Energy Performance Certificate

## Non-Domestic Building



**BELFAST BUILDING**  
Classic Boat Museum  
Town Quay  
NEWPORT  
PO30 2EF

**Certificate Reference Number:**  
0143-0432-9309-4794-3002

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

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

◀ **257**

This is how energy efficient the building is.

### Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	579
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	462

### Benchmarks

Buildings similar to this one could have rating as follows:

<b>38</b>	If newly built
<b>102</b>	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.

<b>Assessment Software:</b>	CLG, ISBEM, v4.1.d, SBEM, v4.1.d.0
<b>Property Reference:</b>	440334790003
<b>Assessor Name:</b>	Stephen Savage
<b>Assessor Number:</b>	EES/007749
<b>Accreditation Scheme:</b>	Elmhurst Energy Systems
<b>Employer/Trading Name:</b>	Hose Rhodes Dickson
<b>Employer/Trading Address:</b>	138 High Street, Newport, Isle of Wight, PO30 1TY
<b>Issue Date:</b>	2012-04-19
<b>Valid Until:</b>	2022-04-18
<b>Related Party Disclosure:</b>	Not related to the occupier.

Recommendations for improving the property are contained in Report Reference Number: 0394-9449-0740-1300-4233

## 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](http://www.epb.dfpni.gov.uk), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

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