



**7 CROSS STREET
RYDE
ISLE OF WIGHT
PO33 2AD**

OIRO £179,950

A great opportunity to purchase a mixed commercial and residential property in Cross Street Ryde.

Location

The property is situated next to Malcolm Daniells, The Hair Lounge and opposite Bags Boutique & Wightsight. Located just off the main Union Street, Ryde has seen a wealth of boutique style shops open in the past few years and offers a shopping experience that greatly differs to the High Street.

Description

Accommodation is offered over 4 floors and consists of the following:

Commercial

Basement, subdivided and would suit further sales areas, changing areas or just storage use.

There is approximately 30.2 sq m (325 sq ft) of space.

Ground floor shop offers approximately 27.6 sq m (297 sq ft).

Residential - Accessed to the side of the

property via Union Road

2 bedrooms

Kitchen

Bathroom

Living Room

The commercial element is let on a new 5 year lease and the residential is currently let on an Assured Shorthold Tenancy.

Fully let income is £12,600 per annum.

Terms

Our client is asking for Offers in the Region of £179,950.

Business Rates

Business rates show £5,500 per annum, rates payable would be approximately £2,700 per annum. This does not include any applicable small business rates relief.

Council Tax is Band B.

Viewings

All viewings to be arranged via HRD

Commercial. Please contact 01983 527727.

Hose Rhodes Dickson Commercial

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**Hose
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