



FORMER CARPETRIGHT, GUNVILLE TRADING ESTATE, NEWPORT, ISLE OF WIGHT, PO30 5LG



FOR SALE / TO LET

Industrial / Trade / Retail / Leisure Unit

7,084 sq ft with a secure yard & 60 shared parking spaces (0.927 acres)



Grant Mills Wood
chartered surveyors

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Accommodation (GIA)

Ground Floor	7,084 sq ft (height approx 6.29m rising to 7.99m at apex)
Car Parking	60 shared parking spaces
Site	Approx 0.927 acres



Location / Description

The unit is located opposite Home Bargains on the corner of Gunville Road and Taylor Road, Newport, Isle of Wight. Situated west of Newport circa 1.8 miles from the Sainsbury's, Halfords and the High Street.

The unit comprises a steel portal frame building on ground floor only, with sufficient height to install a mezzanine floor subject to the usual consent. The unit shares a plot with Dreams and includes 60 car parking spaces and a yard/loading area. The unit has a concrete floor, a clear height of approximately 6.29m rising to 7.99m at apex, 3 phase power, water, waste and WC facilities.

DREAMS

The freehold is only available for the whole which includes the Dreams:
7,664 sq ft
60 shared parking spaces with the vacant unit
Passing rent - £103,518 per annum exclusive plus VAT
The existing lease expires 21.02.2028 without further review.

The total GIA of both units is 14,748 on 0.927 acres.



PRICE / RENT

This property is VAT elected

Price - £2,000,000

Rent - £96,000 per annum exclusive

Rates - RV 2026: £100,000 | Payable (2026) circa £55,500



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