

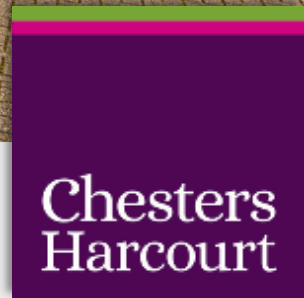
22 St Thomas Square, Newport, Isle of Wight PO30 1SQ



INVESTMENT FOR SALE

PASSING RENT £37,500 pa

GUIDE PRICE £450,000 + VAT



Lloyds Bank 22 St Thomas Square Newport Isle of Wight PO30 1SQ

SUMMARY

- With the benefit of a lease to Lloyds Bank plc
- Two significant period buildings occupied as one
- Extensive frontage and presence
- Integral upper parts in office use
- For sale freehold

LEASE TERMS

For a term expiring December 2027 at a rent of £37,500 pa without review

THE PROPERTY

22 St Thomas' Square occupies a prominent position within one of Newport's most historic locations. St Thomas' Square has long formed part of the town's traditional commercial core, evolving over centuries as a focal point for trade, civic activity and daily life.

The square itself is steeped in heritage, with origins dating back to the medieval development of Newport as the island's principal market town. Surrounding buildings reflect a mix of architectural periods, with a number of historic structures still in situ, including some dating back to the 17th century. The building is not Listed.

THE LOCATION

Newport is the principal commercial centre of the Isle of Wight, serving as the island's administrative, retail and transport hub. Strategically positioned at the heart of the island, Newport benefits from strong connectivity to surrounding towns including Ryde, Cowes and Sandown, making it a focal point for both local residents and visitors.

The town offers a diverse and well-established retail environment, centred around the pedestrianised High Street. A mix of national multiples, independent retailers, cafés and essential services drive consistent footfall throughout the year. Nearby occupiers include a range of banks, supermarkets and convenience-led operators, reinforcing Newport's status as the island's primary shopping destination.



21-22 St Thomas Square
NEWPORT
PO30 1SQ

Energy rating

B

Valid until

28 January 2034

Certificate number

5013-0393-4544-7257-9954

Lloyds Bank 22 St Thomas Square Newport Isle of Wight PO30 1SQ

Newport also benefits from a stable and affluent catchment, supported by year-round local demand alongside seasonal tourism. The Isle of Wight attracts millions of visitors annually, further enhancing retail spend and activity within the town centre.

Excellent public transport links, including regular bus services connecting all major island towns, ensure accessibility for both employees and visitors. In addition, mainland connections via ferry services from nearby Cowes, East Cowes and Ryde provide links to Southampton and Portsmouth.

TENURE AND PRICE

The property is offered freehold subject to the lease. Passing rent £37,500 pa. Further lease details on application.

For Sale at a Guide Price of £450,000 subject to contract

RATES

RV £29,250 <https://www.tax.service.gov.uk/business-rates-find/valuations/start/78900178>

VAT

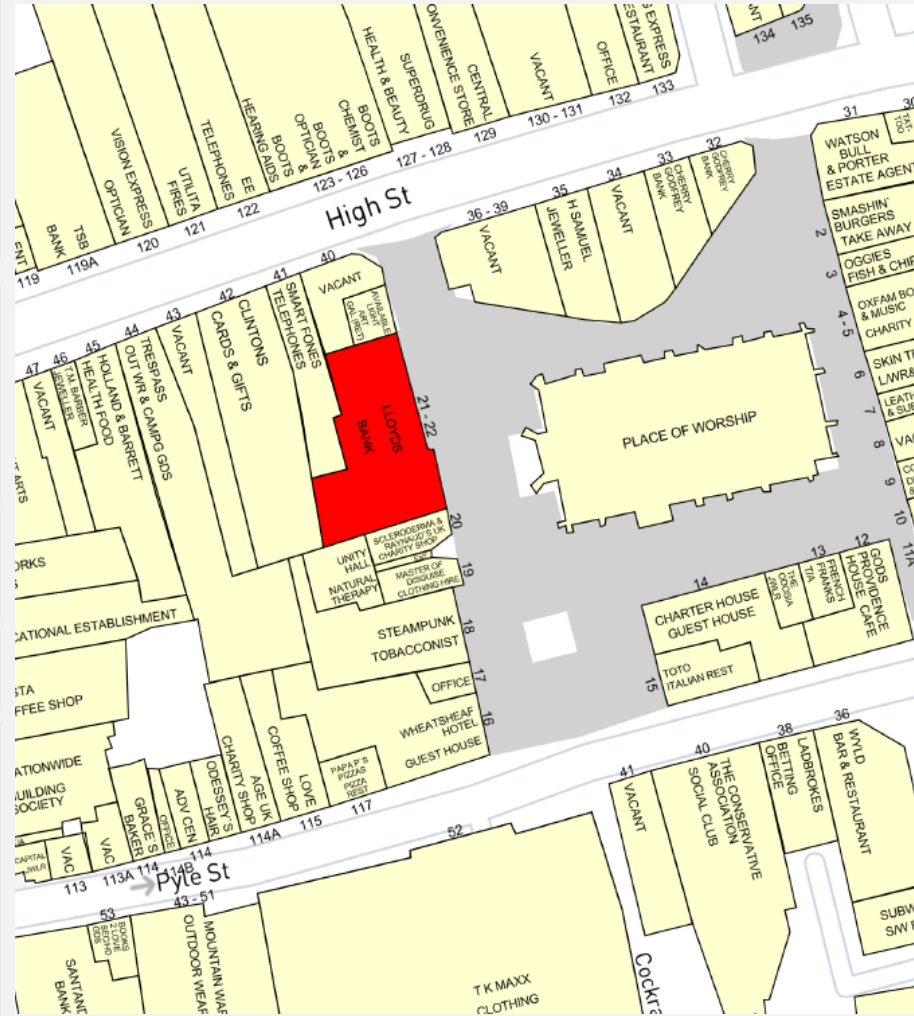
The property has been elected for VAT

CONTACT

For further information please contact Chesters Harcourt :

David Foot MRICS
david.foot@chestersharcourt.com

07825 525055



**Chesters
Harcourt**

chestersharcourt.com

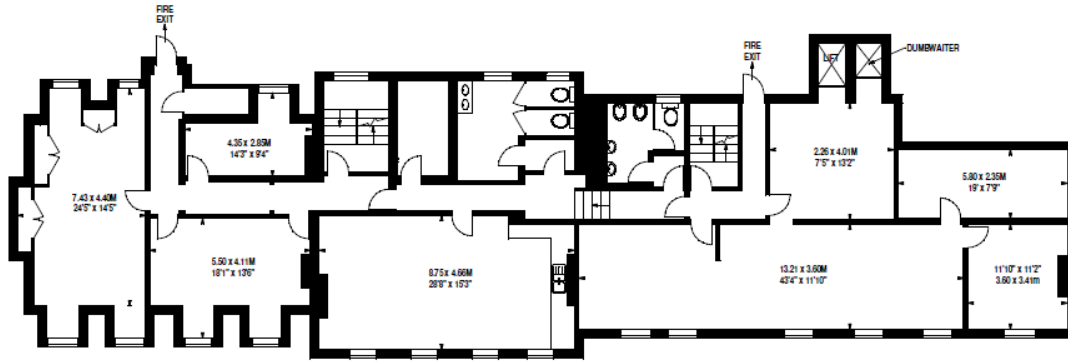
Tel: 01935 415454

Email: info@chestersharcourt.com

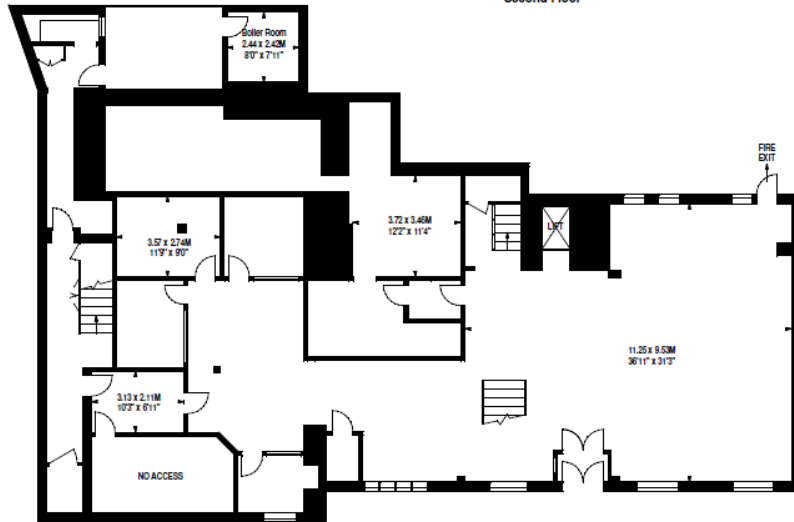
Chesters Harcourt Ltd, for themselves and for the vendor of this property, or as the case may be, lessor whose agents they are, give notice that:- i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of any offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Chesters Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Chesters Commercial Ltd nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority to ensure it is permitted.

**Lloyds, St. Thomas Square,
Newport, Isle Of Wight, PO30**

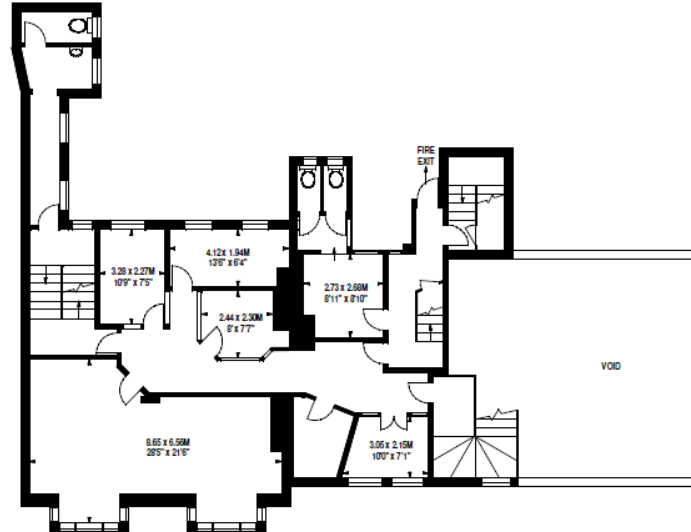
Approximate Gross Internal Area 744 sq m / 8008 sq ft
Including No Access Room, Lifts, and Dumbwaiters
Excluding Boiler Room of Approximately 6 sq m / 65 sq ft
Excluding Void



Second Floor



Ground Floor



First Floor

Floor Plan produced for Cheaters Harcourt by Mays Property Marketing ©. Tel 020 3397 4594
Illustration for identification purposes only. Not to scale.
Orientation, measurements, and other details are approximate and for guidance only,
purchasers should verify details independently.
Where a room has a sloping ceiling the dotted line marks 1.50M height,
and all measurements shown are at floor level.