

Showroom & Offices, Medina Way

Newport, Isle of Wight, PO30 5QD

Freehold
Commercial

4,047 Sq Ft (378.1 Sq M)



Guide Price | £265,000 + VAT
By online auction



Amenities



Convenient location
close to local
amenities



Ideal owner
occupation/investment
opportunity



Easy access to
major towns on
the Isle of Wight

Showroom & Offices, Medina Way

4,047 Sq Ft (378.1 Sq M)

Description

This prominently situated roadside property was in its history used as a car showroom and now provides well-presented and versatile accommodation arranged to offer a practical and efficient working environment.

Internally, the premises comprise a combination of open-plan space together with ancillary accommodation, benefiting from good levels of natural light throughout.

Features include modern lighting, WC facilities, staff welfare provisions and flexible space capable of accommodating a variety of business uses, subject to any necessary consents.

The layout has been designed to maximise operational efficiency, providing clear circulation space and adaptable accommodation suitable for office, trade counter, showroom, leisure

****For sale by online auction (subject to sale prior, reserve and conditions)****

Location

Strategically positioned within Newport, the commercial and administrative heart of the Isle of Wight, Medina Way offers an excellent central location with superb access to the island's principal transport routes, retail amenities and business facilities. Situated close to the waterfront of the River Medina and just moments from Newport town centre, the area combines convenience, accessibility and a vibrant commercial environment.

Newport serves as the island's main hub, providing an extensive range of shopping, dining and leisure facilities. Occupiers benefit from immediate proximity to major retailers, supermarkets, cafés and professional services, while the town centre's historic character and attractive riverside setting create an appealing working environment. Nearby attractions include Quay Arts, the harbour area and a variety of independent shops and restaurants.

The location enjoys excellent connectivity to all parts of the Isle of Wight via the island's principal road network, making it easily accessible from Ryde, Cowes, Sandown, Shanklin, Freshwater and Yarmouth. Regular passenger and vehicle ferry services provide convenient links to the mainland, with connections to Southampton, Portsmouth and Lymington.

Medina Way is also within easy reach of The Isle of Wight College and a range of public sector, educational and commercial occupiers, reinforcing Newport's status as the island's primary business and service centre. Ample nearby parking and public transport links further enhance accessibility for staff, visitors and customers alike.

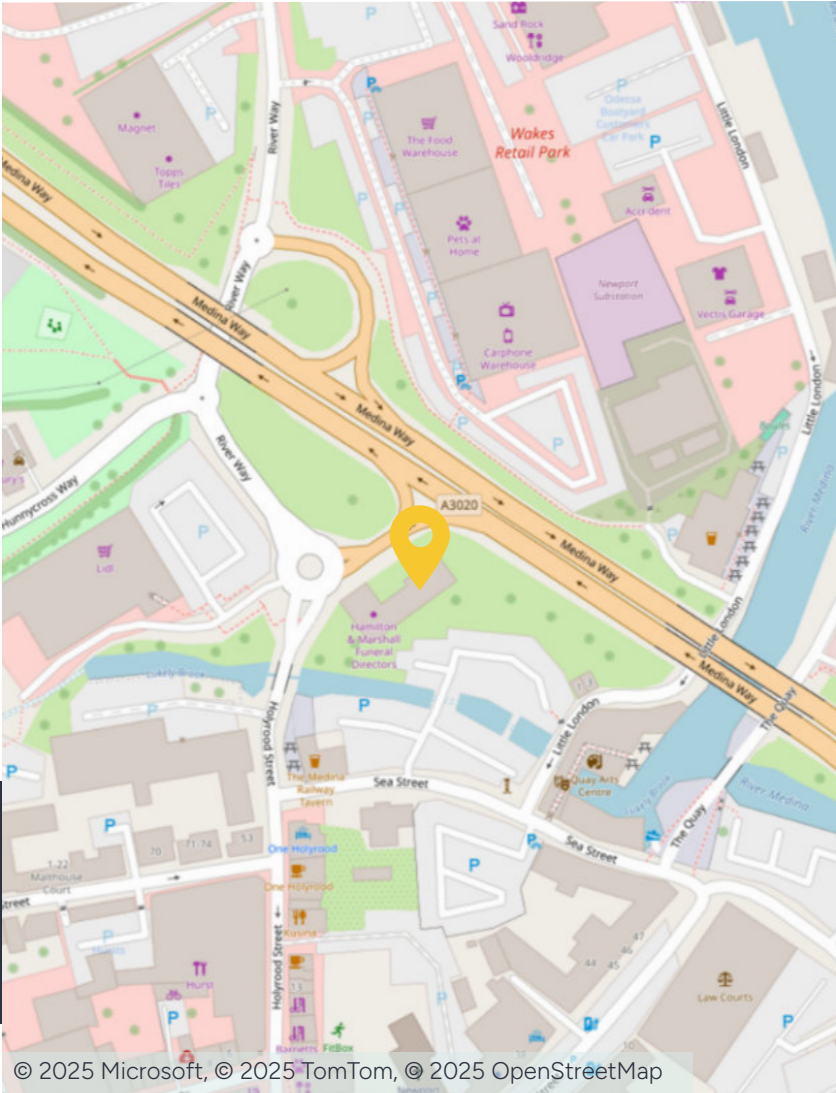


Accommodation

Description	Sq Ft	Sq M
Ground Floor	1,613	149
Lower Ground Floor	2,456	228
Total	4,070	378

Locations
East Cowes Port: 5.5 miles
A3056: 2.5 miles
Southampton: 18.5 miles

Nearest station
Wootton: 3.8 miles
Nearest airport
Southampton: 16 miles



Further information

Important Notices

This property is available for sale by online auction. Interested buyers will need to register in advance and complete an ID verification before being able to place a bid. There is no charge for registering. Buyers should allow sufficient time to complete this process before the time period expires. Full details can be found on Fisher German's online auction page www.fishergerman.co.uk/current-auctions.

Guide Price

For sale by online auction (subject to sale prior, reserve and conditions). This property is available to purchase at a guide price of £265,000 exclusive of VAT.

Legal Pack

A legal pack and any special conditions will be available on Fisher German's online auction page and interested parties will need to register before accessing the legal documents. It is the responsibility of a prospective buyer to make all necessary enquiries prior to the auction.

Condition of Sale

The property will, unless previously withdrawn, be sold subject to common auction conditions and special conditions of each sale may be found in the legal

documents section of the Fisher German online auction page. Each buyer shall be deemed to have notice of each condition and all the terms thereof and to bid on those terms whether they shall have inspected the said conditions or not.

Deposit

The full 10% deposit shall be transferred by the buyer to their solicitor for onward transmission by 12 noon the following working day to the seller's lawyer. It is therefore essential that you instruct your solicitor ahead of the auction.

Completion

Completion will take place 20 working days after exchange of contracts, unless otherwise varied and specified in the legal pack.

Fees

The purchase of this property is subject to a combined buyer and admin fee of £6,000 Including VAT as stated on the auction listing. The buyer will also be required to reimburse the search fees of £750 plus VAT.

Tenure

Freehold.

Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Planning

The unit has most recently been used as a funeral directors.

EPC

The EPC rating is F.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Further Information

Viewings

Strictly by prior arrangement with the sole agents.

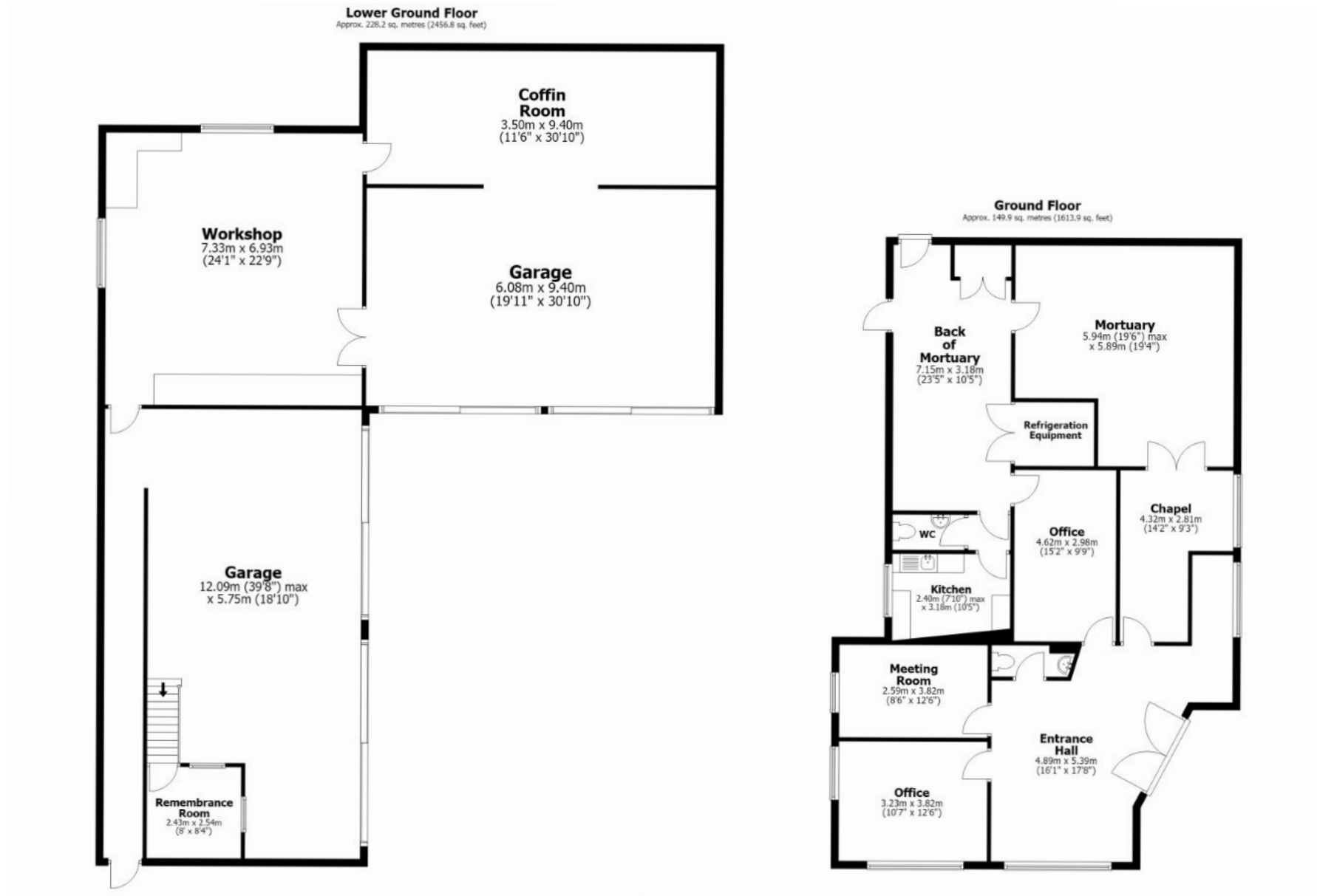
Location

Address: Showroom & Offices, Medina Way, Newport, Isle of Wight,
PO30 5QD

What3words: ///screen.moods.baths



Floorplans



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated July 2026. Photographs dated July 2026.



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