



IMMEDIATELY AVAILABLE

The DepOZitory

23 Nelson Street, Ryde, Isle of Wight, PO33 2EZ

**A unique aspirational building
on three floors comprising 200
sq.m. open space
studio/exhibition area on top
floor**

5,500 sq ft
(510.97 sq m)

- Refurbished 5 years ago
- Suitable for alternative uses STP
- Car park to rear for 4 vehicles plus additional parking on side access roads
- Garden to rear and sides
- Not Listed
- In Ryde Conservation Area
- Plot area approx 600 sq.m.

Summary

Available Size	5,500 sq ft
Price	£389,000
Rates Payable	£6,372 per annum This property will qualify for small business rates relief
Rateable Value	£14,750
EPC Rating	D

Description

The DepOZitory comprises a former Wesleyan chapel which was comprehensively refurbished some years ago. The property has in the past been used as an entertainment venue which provides artist studios and display/galleries. The property, which is a detached three storey building, comprises a basement currently used for storage and displaying artwork.

The ground floor comprises six workshops and artist display area. The first floor comprises two further workshops and 200m2 exhibition space with stunning views across the Solent.

Location

The DepOZitory is located a 2 minute walk from Ryde esplanade railway station to the north which connects to the mainline (Portsmouth) via the hovercraft and catamaran. Train to London approx 90 minutes. Ryde town centre to the north is approximately 5 minutes walk. The town of Ryde provides shopping centres, restaurants, pubs as well as an attractive seafront and miles of sandy beaches and enjoys a vibrant Arts and Culture Ethos.

Accommodation

The accommodation comprises the following areas:

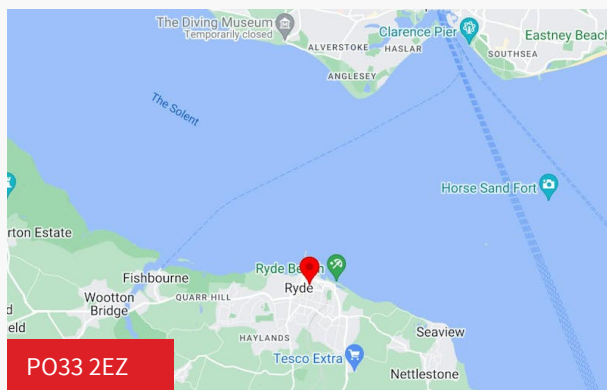
Name	sq ft	sq m
Basement - Basement	1,500	139.35
Ground - Workshop	2,000	185.81
1st - Workshop	2,000	185.81

Freehold

Immediately available.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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