

### £495 pcm

### Shanklin, Isle of Wight



- High Street Location
- All services connected
- Close to all amenities
- Offered to rent with flexible terms available
- Close to Shanklin railway station





#### About the property

A ground floor premises, situated in the heart of Shanklin town centre, having been currently used as a successful hair salon. The property would lend itself to a number of other uses including a beauty, therapy and nail bar, solicitors, architects or accounts office or a retail shop (subject to change of use being granted). These are just some of the possibilities.

Offered to rent with flexible terms available.

Please contact our office to arrange a viewing.

#### Accommodation

GROUND FLOOR Main Office 23'8 x 13'9 Kitchen 6'4 x 5 Separate WC The lease term is negotiable. There are no rates to pay

## **Useful Information**

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk www.landregistry.gov.uk www.gov.uk/green-deal-energy-saving-measures www.homeoffice .gov.uk www.ukradon.org www.fensa.org.uk www.nesltd.co.uk http://list.english-heritage.org.uk

### CONTACT US

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# **Book a Viewing**

There is no substitute to seeing the real thing!

To arrange a viewing contact one o f our team on

01983 525710

#### triggiow.co.uk

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