Former Brading Tea Rooms
66 High Street, Brading IW PO36 0DQ

BUILDING WITH POTENTIAL FOR B&B & RESTAURANT

- Restored, historic and prominent building in Brading High Street with potential for many uses including Bed & Breakfast, Restaurant or Café s.t.p.
- Formerly traded as a Tea Rooms with 36 internal covers & further seating in the large rear garden. This now goes through to Lower Furlongs offering access from the rear for plenty of parking and possible development s.t.p.
- Substantial building over 3 floors & potential to create owner's and/or letting accommodation s.t.p.
- For Sale with offers invited "in the region of" £475,000 for the Freehold of the property

LOCATION
Former Brading Tea Rooms occupying a prominent location in Brading's High Street with access to the rear from Lower Furlongs. The building has much character with the front of the property believed to date back to the 16th Century and the rear a more recent 18th Century structure. Once at the head of Brading Harbour, Brading now offers a delightful village environment on the main road between the Island's largest town of Ryde and the Sandown-Shanklin-Lake conurbation. The property offers an excellent opportunity to capture local and passing trade.

DESCRIPTION
Painstakingly restored over several years by the current occupier, the building presents in good order. The main room, formerly a tea room/restaurant, runs to approximately 54m² (582 ft²) and is able to cater for in excess of 30 covers internally with the potential for further covers in gardens to the rear and in the conservatory area. The remainder of the building is substantial having a gross internal area of approximately 232m² (2,497 ft²). Under the current arrangement there are potentially 5 letting rooms on the first floor, which could also be used as owner's accommodation if required. On the second floor there are 2 further potential letting rooms which are both en-suite. In addition to these 3 floors, there is a further area of loft storage and a basement area of approximately 8.7 metres x 5.5 metres with limited head height of 2 metres. Please see floor plans overleaf for further detail. The total site area has been extended and now runs to approximately 1.459 m² (0.36 Acres) with access to the rear from Lower Furlongs, offering plenty of space for car parking and also the opportunity of maybe putting a couple of log cabins to the rear of the property, subject to any relevant planning or other consents.

TERMS
For Sale with offers invited "in the region of" £475,000 for the Freehold property.

UNIFORM BUSINESS RATE
Rateable Value - £5,100 (Shop & Premises)
2018/2019: £0.493p without small business relief. Interested parties should make their own enquiries of the Isle of Wight Council to confirm any rate liability or rate concession that may be applicable by telephoning Business Rates on 01983 821000.
VIEWING
Strictly by appointment with sole agents Gully Howard Commercial Property, Suite 11 Salisbury Gardens, Dudley Road, Ventnor PO38 1EJ. Contact Gavin Chambers or Jane Bauldry on 01983 301 434. E: gchambers@gullyhoward.com or jbaldry@gullyhoward.com

Whilst these particulars are believed to be correct neither the agent nor the clients guarantee accuracy nor are they intended to form part of any contract. We have not carried out any survey. All offers are subject to formal contract. Interested parties must satisfy themselves independently as to VAT in respect of any transaction. Gully Howard Chartered Surveyors and staff are not able to give any warranty or representation in connection with this property and have not tested any plant, purchasers must satisfy themselves as to its condition. Plans are shown not to scale and for identification only, dimensions are approximate and location plans may not show all current occupiers.