CIRCA 11 ACRES COMMERCIAL LAND ISLE OF WIGHT

Substantial area of commercial land located in Lake, in the centre of the Sandown, Shanklin, Lake conurbation
Site already supported by a newly built Marstons Inn, Premier Inns Hotel (under construction) and adjacent a proposed site for Aldi
Approximately 11 acres located off one of the busiest Island roads A3056 linking Newport to Shanklin, Sandown and Lake
For Sale or To Lease in whole or in part. Price on Application

LOCATION
The site is located to the North of Newport Road (A3056) and already supported by Morrison's Superstore plus Spithead Industrial Estate and Lake Industrial Way Estate on the opposite side of the road, containing many specialist users and trade counter retailers. Currently at the entrance to the Merrie Gardens Site is a recently built and refurbished Marstons Inns pub (the first on the Island) and a new Premier Inns Hotel, currently under construction. Adjacent to the site there is a proposed Aldi Store, all benefitting from the recently constructed roundabout built to service the site. Newport Road has one of the highest traffic movements of any road on the Island being the vital link between the Shanklin, Sandown, Lake conurbation of around 30,000 people and Newport, the Island's County Town and Commercial Centre. This area of the Island is highly popular with tourists due to its expanse of sandy beaches wrapping themselves around Sandown Bay and during the summer months the local population can almost double.

DESCRIPTION
Land running to circa 11 acres, which would lend itself well to new industrial build for storage, distribution, warehouse or trade counter retailing. Also, due to the Pub and Hotel already in place at the entrance of the site, it may also lend itself to other food use or leisure operators. Please see site plan overleaf for further detail.

TERMS
For Sale or To Lease in whole or in part. Price on application.

VIEWING
strictly by appointment with sole agents Gully Howard Chartered Surveyors. Contact Gavin Chambers or Jane Bauldry on 01983 822555.
E: gchambers@gullyhoward.com or jbaldry@gullyhoward.com
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