

NEWPORT – ISLE OF WIGHT 107 High Street

RE-BASED REFURBISHED PRIME RETAIL INVESTMENT

FMX. Urban Property Advisers

PO30 1TJ

Investment Summary

- Newport is the principal commercial and administrative centre for the Isle of Wight.
- The Isle of Wight is one of the UK's most established coastal tourism destinations, attracting over 2.5 million visitors annually and contributing approximately £300 million to the local economy.
- Newport is the County Town of the Isle of Wight and the Island's largest town.
- Newport is the principal retail and commercial centre on the Isle of Wight, providing the Island's most extensive concentration of national multiple retailers alongside a strong independent offer.
- Situated on the northern side of High Street – Newport's 100% prime retail thoroughfare.
- The property is let entirely to the undoubted covenant of Specsavers Optical Superstores Limited.
- New five-year lease without break, at a re-based rent of £37,500 per annum.
- The property offers scope to add massing to the rear, which would be well suited to a range of alternative uses.
- Freehold.

We have been instructed to seek offers in excess of **£475,000** (Four Hundred and Seventy Five Thousand Pounds), subject to contract and exclusive of VAT. A purchase at this level would reflect a **net initial yield of 7.50%**, assuming standard purchaser costs.

Location

The Isle of Wight is located approximately 5 miles (8 km) off the south coast of England, 6 miles (9.65 km) south-west of Portsmouth, 7 miles (11.25 km) south of Southampton and 80 miles (128.70 km) south-west of London.

Newport is the County Town of the Isle of Wight and the commercial centre for the Island. Newport is centrally located, approximately 4.25 miles (6.85 km) south of Cowes, 6 miles (9.65km) south west of Ryde and 9 miles (15km) east of Yarmouth.

Newport is situated at the junction of the A3054 (connecting Ryde and Yarmouth) and the A3020 (linking Cowes to Shanklin). Southern Vectis, the island's bus company, provides a regular service, with Newport being the primary bus hub for the island.

Ferry and hovercraft services from Ryde run frequently to Portsmouth (25 mins), Southampton (25 mins) and Lymington (40 mins).



FOR INDICATIVE PURPOSES ONLY.



Demographics

Newport is the principal commercial and administrative centre of the Isle of Wight and its largest town, with a population of 25,405, while the wider Island has a **population of approximately 140,500** (ONS).

The Isle of Wight is one of the UK's most established coastal tourism destinations, attracting over 2.5 million visitors annually and contributing approximately £300 million to the local economy. The Island benefits from award-winning beaches, extensive areas of outstanding natural beauty and renowned heritage attractions, including Osborne House. Its tourism appeal is further enhanced by a strong calendar of internationally recognised events, including Cowes Week, one of the world's leading sailing regattas, and the Isle of Wight Festival, which attracts more than 65,000 attendees each year.

Retailing in Newport

Newport is the principal retail and commercial centre on the Isle of Wight, providing the Island's most extensive concentration of national multiple retailers alongside a strong independent offer. The High Street forms the town's prime retailing thoroughfare and core shopping pitch, with national occupiers including Boots, Superdrug, JD Sports, EE and B&M.

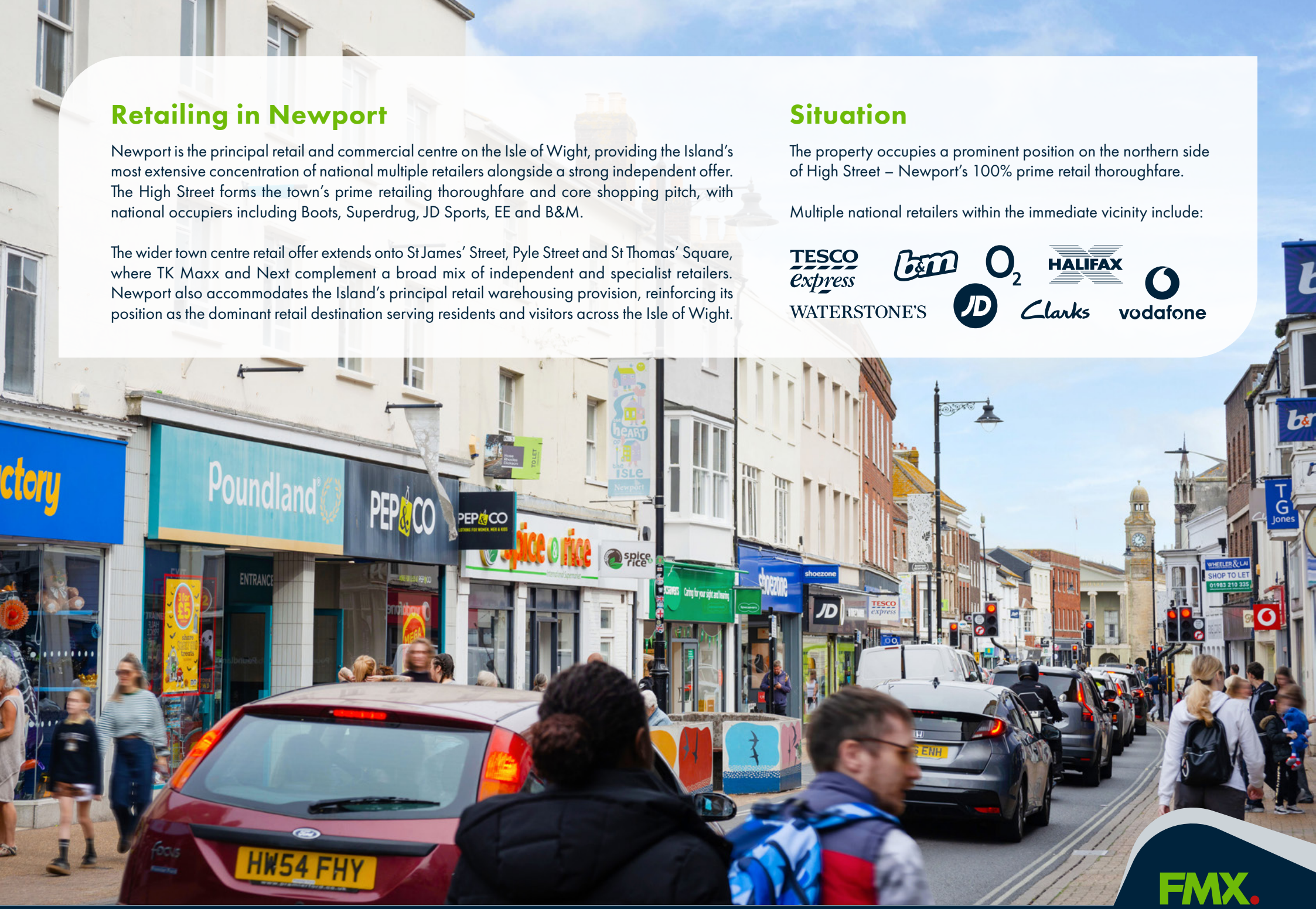
The wider town centre retail offer extends onto St James' Street, Pyle Street and St Thomas' Square, where TK Maxx and Next complement a broad mix of independent and specialist retailers. Newport also accommodates the Island's principal retail warehousing provision, reinforcing its position as the dominant retail destination serving residents and visitors across the Isle of Wight.

Situation

The property occupies a prominent position on the northern side of High Street – Newport's 100% prime retail thoroughfare.

Multiple national retailers within the immediate vicinity include:

TESCO express · b&m · O2 · HALIFAX · WATERSTONE'S · JD · Clarks · vodafone



Description

The property comprises a mid-terrace three-storey building of traditional brick construction. The property benefits from a well-configured ground floor area with retail accommodation towards the front and consultation rooms at the rear. The first floor is used entirely for further consultation rooms. The second floor comprises office accommodation and a staff room.

There is a large flat roof at first-floor level which, subject to the necessary planning consents, provides scope for further massing at the rear of the property. We believe this would be well suited to residential accommodation (STPP).



Accommodation

The property provides the following approximate net internal areas (NIA):

Floor	Use	Area (sq ft)	Area (sq m)
Ground	Sales	2,339	217.30
First	Sales	584	54.25
Second	Anc	680	63.17
Third	Loft	193	17.93
Total		**3,796**	**352.65**

Tenancy Information

The property is let entirely to Specsavers Optical Superstores Limited for a term of five years, from 28th October 2026, without break, expiring 27th October 2031, at a rental of £37,500 per annum.

We understand the tenant has been in occupation since 2015 and the store is a strong trader for the group. Further information is available upon request.

Tenure

Freehold.

Covenant Information

SPECSAVERS OPTICAL SUPERSTORES LIMITED (01721624)

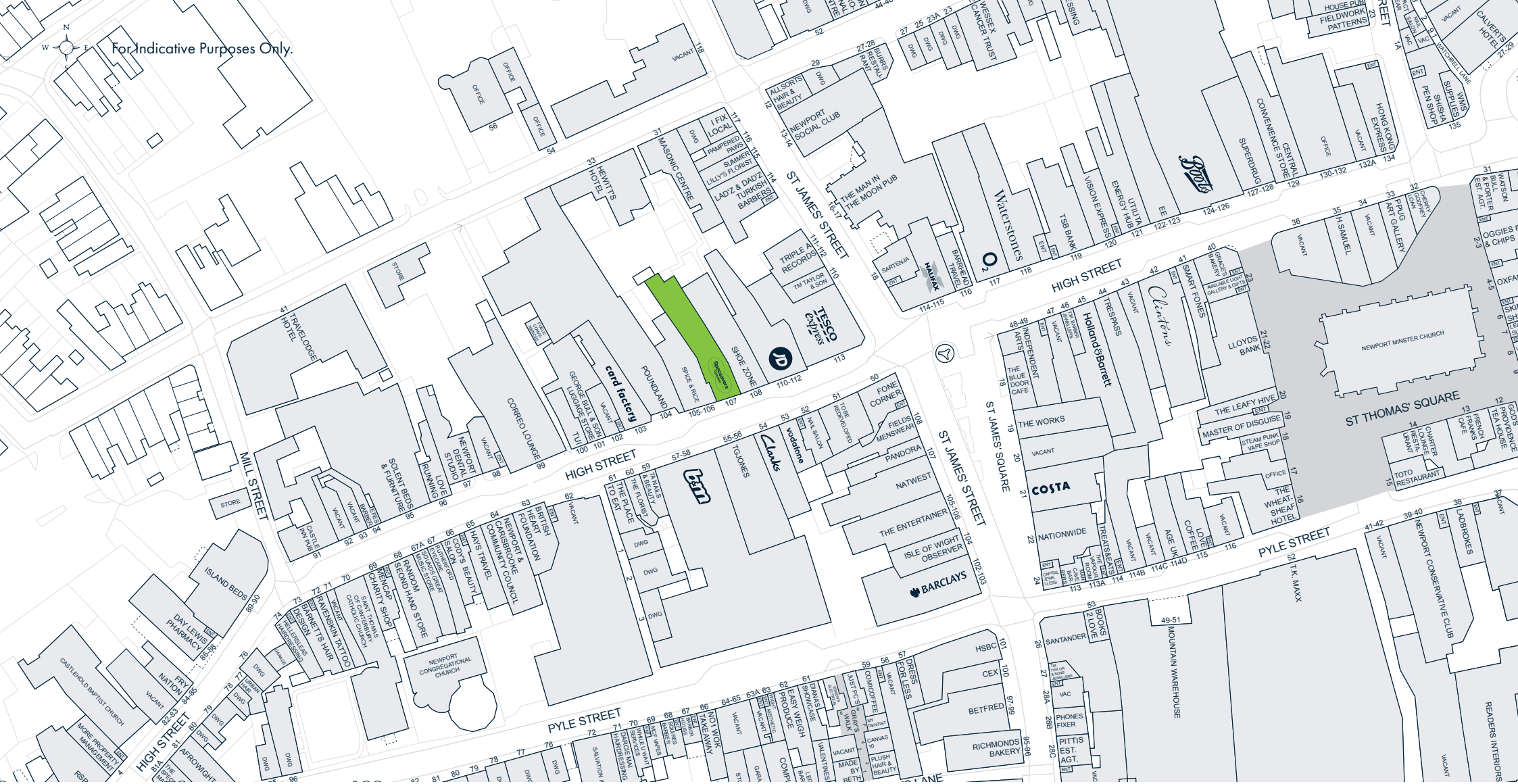
Specsavers is the UK's largest optical and hearing retailer, trading from more than 1,000 stores across the UK. Founded in 1984, the family-run business has grown to become a leading international optical and audiology group, employing more than 46,000 people across the UK.

The company boasts a CreditSafe Rating of A-100, indicating 'very low risk' of default.

A summary of the company's latest financial accounts is as follows:

	2026	2025	2024
Turnover	£4,261,818,000	£3,984,625,000	£3,741,687,000
Pre Tax Profit	£429,693,000	£339,356,000	£323,660,000
Shareholder Funds	£357,946,000	£285,012,000	£282,937,000





EPC

The property benefits from an Energy Performance Certificate rating of B-49.

A copy of the EPC is available upon request.

VAT

The property has been elected for VAT purposes. It is anticipated that the sale will be structured as a transfer of an ongoing concern (TOGC).

Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.



Proposal

We have been instructed to seek offers in excess of **£475,000** (Four Hundred and Seventy Five Thousand Pounds), subject to contract and exclusive of VAT. A purchase at this level would reflect a **net initial yield of 7.50%**, assuming standard purchaser costs.

Further Information

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Misrepresentation Act: The particulars in this brochure are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

SUBJECT TO CONTRACT 2026

FMX.