



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / [emily@arthurwheelerfs.co.uk](mailto:emily@arthurwheelerfs.co.uk)

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

Your home maybe repossessed if you do not keep up payments on your mortgage.

These particulars are issued on the strict understanding that all negotiations are conducted via Arthur Wheeler Estate Agents. Although they are believed to be correct, their accuracy is not guaranteed nor do they form any part of a contract. Our description of appliances and/or services including central heating systems should not be taken as any guarantee that they are in working order and should be checked by a prospective purchasers. If there is anything of special importance, please contact the office and we will clarify this information.

LOVE WHERE YOU LIVE

46 REGENT STREET  
SHANKLIN  
ISLE OF WIGHT  
PO37 7AA

01983 868 333  
[SALES@ARTHUR-WHEELER.CO.UK](mailto:SALES@ARTHUR-WHEELER.CO.UK)  
[WWW.ARTHUR-WHEELER.CO.UK](http://WWW.ARTHUR-WHEELER.CO.UK)





THE COTTAGE, 80  
HIGH STREET  
SHANKLIN  
PO37 6NJ

£445,000



01983 868 333  
[www.arthur-wheeler.co.uk](http://www.arthur-wheeler.co.uk)





A picturesque and well known property being well located in Shanklin Old Village that is one of the prime tourist attractions on the Isle of Wight. We believe The Cottage dates back to 1750 and was originally a Farmhouse that has been run as a successful Tearoom Restaurant for many years. The property still retains much of its original charm and character and incorporates a 3 Bedroom Owners accommodation on the first floor. The commercial aspect of the property can cater for approximately for 88 covers (44 inside and 44 outside) and is being offered on a vacant possession basis and it should be noted that it was most recently let at a figure of £1,600 per calendar month (with an ingoing premium of £25,000 for 3 years).

The premises are located at the front of the property and the whole building is extremely visible as it is located on the main route around the Island and nearby there is a large public car park being an approximate 100 yards from the entrance.

The business is to be sold as a lock up to include furniture, fixtures, fittings and equipment, apart from the owner's personal effects. The accommodation is warmed by gas fired central heating and comprises:

ENTRANCE PORCH/CONSERVATORY - 18' X 5'9  
(5.5m X 1.76m)

INNER HALL - 18'7 x 7'3 (5.67m x 2.21m) with door and stairs to first floor private accommodation.

ROOM 1 - 12'7 x 12'9 (3.85m x 3.89m)

ROOM 2 - 14'5 x 13' (4.39m x 3.98m) plus Bar Area

CUSTOMER'S WC

KITCHEN/PREPARATION AREA

KITCHEN/COOKING AREA - as seen. Door to:

COVERED YARD AREA - which is used for additional equipment and storage. It also has a pedestrian access to the shared side path which leads to the High Street.

FIRST FLOOR - PRIVATE ACCOMMODATION

LIVING ROOM - 13' x 12'6 (3.96m x 3.81m) with sliding patio door giving access to large roof balcony which has a Southerly aspect and located over the Kitchen Cooking Area and has a staircase leading down to the yard area on the Ground Floor.

BEDROOM 1 - 13'3 x 12'7 (4.04m x 3.84m)

BEDROOM 2 - 13'1 x 13'1 (3.99m x 3.99m)

BEDROOM 3 - 8' x 7'6 (2.44m x 2.30m )

BATHROOM - with bath, basin and airing cupboard. Separate WC with low flush suite.

OUTSIDE - The front Terrace covers the whole of the frontage of the property and is laid mostly to paving with some flower and shrub borders.

TENURE - Freehold

SERVICES - All mains connected.

COUNCIL TAX - Band B. Can be confirmed by the Isle of Wight Council (01983 823901).

UNIFORM BUSINESS RATE - £7,500 We understand that 100% relief could be obtained from business rates if this was an owner's sole business.

Price: £445,000 - to include fixtures & fittings and equipment apart from the vendor's personal effects.

VIEWING STRICTLY BY APPOINTMENT THROUGH ARTHUR WHEELER ESTATE AGENTS (01983) 868333



