



**36 VICTORIA ROAD  
COWES  
ISLE OF WIGHT  
PO31 7JH**

**GUIDE PRICE £250,000**

**Mixed commercial property for sale.**

## Location

Located on Victoria Road, this property is within walking distance of the town centre and has the bonus of plenty of parking directly outside.

Cowes is a buoyant town to the North of the Island and offers good shopping from multi nationals and boutique stores. There are numerous cafes and restaurants and easy access to the Red Jet with links to Southampton and beyond.

## Description

Offered for sale is this great mixed use property consisting of a commercial unit to the ground floor and basement, and a residential apartment to the first and second floor.

The commercial unit offers approximately 55 sqm (592 sq ft) overall which was most recently utilised as a fish and chip shop and the basement as a prep area.

The apartment is let on the remainder of a 3 year lease via the Isle of Wight Council. It is accessed via an external staircase to the rear and consists of:

- 2 bedrooms
- Living room
- Kitchen/diner
- Bathroom

## Services

The property benefits from mains gas, electricity, water and drainage.

The commercial and residential are separately metred.

## Terms

Our client is asking Guide Price £250,000 for this freehold property to include the fixtures, fittings and goodwill of the shop.

The commercial unit may be available to lease subject to separate negotiations.

## Business Rates

The VOA shows a rateable value of £2,900. Rates payable will be circa £1,450 without any applicable small business rates relief. All enquiries should be made direct to the Valuation Office Agency.

The apartment is rated for Council Tax - Band B.

## Viewings

All viewings to be arranged via HRD Commercial. Please contact on 01983 527727 or [commercial@hrdiw.co.uk](mailto:commercial@hrdiw.co.uk).

**Hose Rhodes Dickson Commercial**

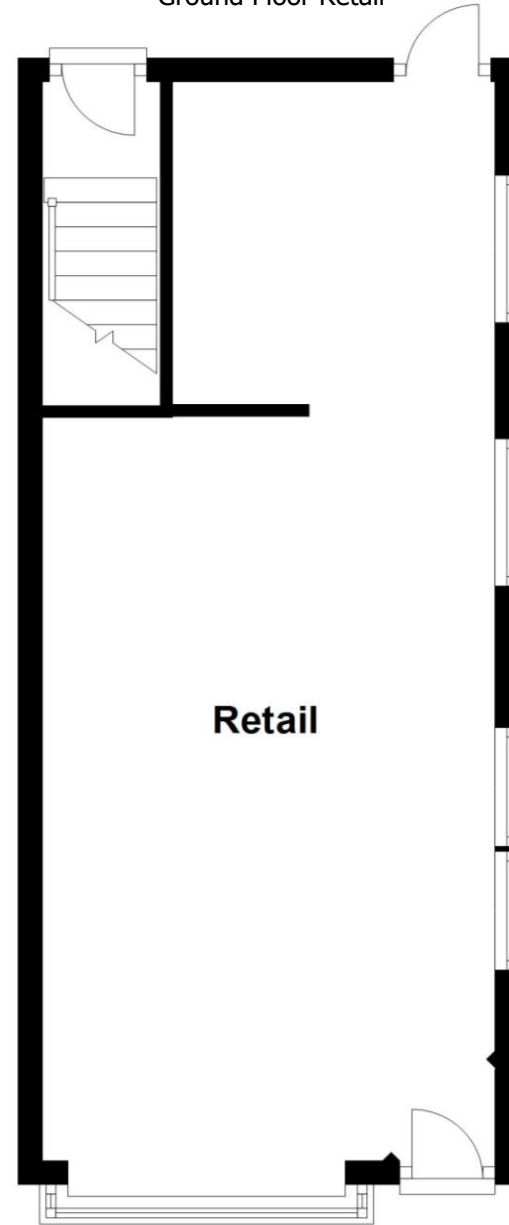
**01983 527727**

**[commercial@hrdiw.co.uk](mailto:commercial@hrdiw.co.uk)**

**Hose  
Rhodes  
Dickson**



Ground Floor Retail



**Misrepresentation Act 1967**

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