



GUIDE PRICE £1,135,000
290 NEWPORT ROAD, COWES, PO31 8PE

Hose Rhodes Dickson Commercial

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Opportunity to purchase a mixed site with residential accommodation, commercial investment, stables and paddocks.

Location

Situated in Northwood, a village to the south of the town of Cowes. The village is within a short drive to both Cowes and Newport Town Centre.

Cowes is an internationally famous yachting centre and, with its Red Funnel links from Southampton, a very popular destination for the locals, yachting community and tourists alike, offering amenities such as convenience shopping, doctors' surgeries and eateries.

The site can be accessed from the main Newport to Cowes Road, with vehicular access running down to the stables and industrial units.

Description

Offered for sale is this mixed residential and commercial site with paddock land measuring approximately 3.4 acres.

The site comprises of a well presented 4/5-bedroom bungalow, 3-bedroom annex, 32 industrial units, stables and paddocks. The property benefits from a large garden area housing sheds, stores, and a summer house.

The Bungalow

Bedroom 1 – 4.5m x 5.45m A master suite with dressing room & en-suite bathroom

Bedroom 2 – 3.3m x 4.4m

Bedroom 3 – 3.26m x 4.4m

Bedroom 4 – 2.5m x 1.9m

Bedroom 5 / Study- 2.5m x 1.8m

Living Room – 6.6m x 4.8m

Kitchen / Diner – 6.6m x 3.5m

Shower room – 2.9m x 2.1m

Conservatory

Parking for approximately $\frac{3}{4}$ vehicles. Well established gardens to the front and rear.

The Annex

Bedroom 1

Bedroom 2

Living room

Kitchen

Bathroom

Industrial Units

There are 32 industrial units on site which are currently occupied on flexible terms. Total income per annum is circa £100,000. A schedule of rental income can be provided upon request.

We have been advised the units range in size with the following accommodation 2 x 60', 16 x 30'x15' and 14 x 18' x 19'.

The Paddocks and Stables

4 x stables are located to the rear of the property and include a hay store and a tack room.

The paddocks measure approximately 1.5 acres and have a field shelter in situ. There are two entrances one via the yard adjacent to the house and another via a five-bar gate from Church Lane.

Please note: the residential premises is subject to an agricultural tie as defined in Section 290 (1) of the Town and Country Planning Act 1971.

The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture, (definition below) or in forestry, or a dependent of such person residing with him or her, or a widow or widower of such a person.

" agriculture " includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and "agricultural" shall be construed accordingly;

Services

The site benefits from mains electricity & water. Drainage for the site is via a septic tank. Each unit is sub metred for electric and water.

Terms

Our client is asking for £1,135,000 for this freehold investment opportunity to include the tenancies in place.

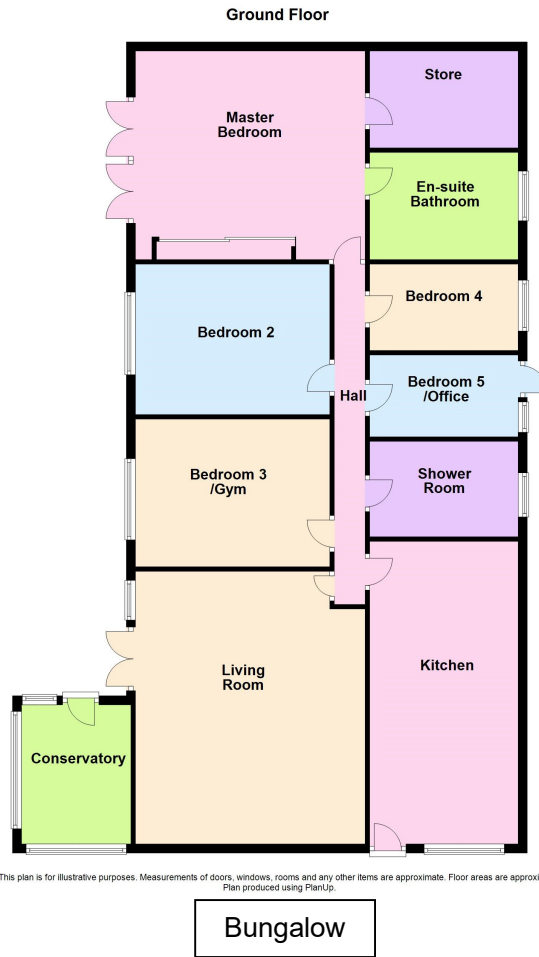
Business Rates & Council Tax

Each of the commercial units are individually rated, all being under the threshold to qualify for small business rates relief. For further information please visit the VOA website: The bungalow and annexe are both rated for council tax: Bungalow: Band F
Annexe Band A

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Misrepresentation Act 1967

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To arrange a viewing call
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