

FREEHOLD FOR SALE

Ship & Castle

21 Castle St, East Cowes PO32 6RB



Key Highlights

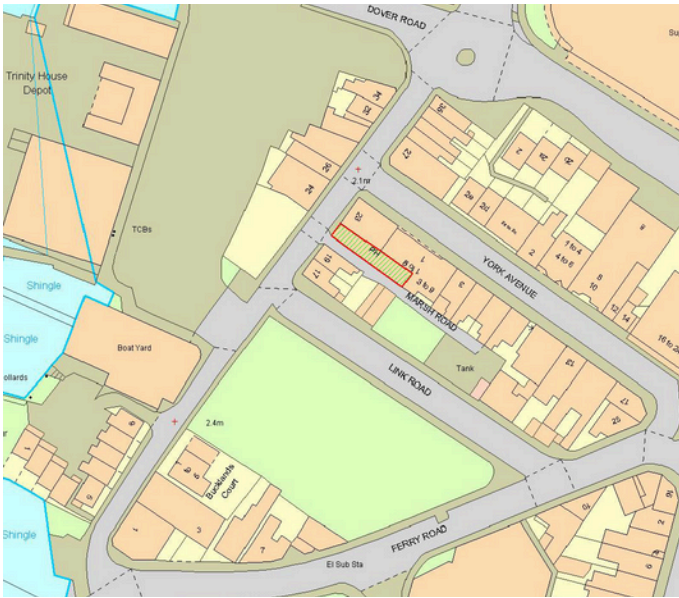
- Imposing Freehold Public House located opposite the IOW Ferry Terminal
- GIA floor area of approximately 861 sq ft (80 sq m)
- 3 bedroom managers flat
- Will also consider leasehold proposals
- Guide price of £250,000
- Designated with sui generis use as a pub and residential dwelling use of C3 above
- Refurbishment/repositioning potential for continued pub use or alternative use (STP)

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Outline indicative only



Location

The Ship & Castle is situated on Castle Street in East Cowes on the Isle of Wight. East Cowes has a mix of retail, leisure and residential uses which includes a new Waitrose superstore within close proximity. East Cowes has good transport links to West Cowes via the floating bridge and Newport and Ryde by the A3021 leading to the A3054.

Description

The property comprises a 3 storey corner building of brick construction, rendered at first and second floor and under a multi pitched and part flat roof.

Internally, the ground floor is arranged with an 'L shaped' bar servery and seating surrounding, female and male WC facilities and beer cellar to the rear. The cellar can be accessed off Marsh Road which adjoins Castle Street.

The first floor is accessed from the rear of the ground floor bar and comprises of an office/bedroom, kitchen and bathroom.

The second floor comprises of a two bedrooms and a store room.

Tenure

Freehold with vacant. May also consider leasehold proposals at a rental guide of £23,000 per annum.

Price

We are seeking £250,000 for the freehold interest with vacant possession.

VAT

VAT is applicable at the prevailing rate.

Planning & Conservation

The property is not a listed building and is not situated within a conservation area. The public house currently has 'sui generis' consent. Further information is available from the local planning authority; The Isle of Wight Council www.iwight.com or 01983 821000.

Fixtures and Fittings

We are advised that the fixtures and fittings are wholly owned and included.

Licensing

We understand that a Premises Licence has been granted in accordance with the Licensing Act 2003.

Business Rating

The Subject property is on the 2023 Rating List with a Rateable Value of £7,300. Please check www.gov.co.uk for up to date information on rates payable.

Energy Performance Certificate

We have commissioned a new EPC.

Viewing

Please initially view as a customer. For a formal viewing, strictly by appointment with Savills.

Anti Money Laundering Regulations

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

CONTACTS

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