



Serendipity House, 2 Bedroom Flat + 2 x Retail Units

£260,000

An exciting and highly versatile opportunity situated in the heart of the Old Village in Shanklin, House comprises two ground floor retail units and a two-bedroom residential flat above, all offered for sale as a single lot.

Bedrooms: 2 | Bathrooms: 2 | Receptions: 2

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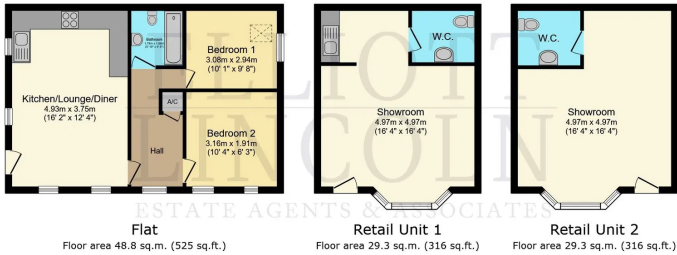
**ELLIOTT
LINCOLN**
ESTATE AGENTS & ASSOCIATES

Tenure: Leasehold

Property Type: Commercial Property

Bedrooms: 2 | Bathrooms: 2 | Receptions: 2

- Flexible Mixed-Use Property – Comprising two ground-floor retail units and a two-bedroom residential flat above, all sold as one lot.
- Modern Construction (c.2011) – A relatively new build offering lower maintenance and modern infrastructure.
- Three Allocated Parking Spaces – A rare and valuable feature in the heart of Shanklin Old Village.
- Two Boutique-Style Retail Units – Ideal for continued commercial use or possible residential conversion (subject to planning permission).
- A picturesque and historic location, renowned for its cobbled streets, thatched cottages, and thriving independent businesses.
- Just a short stroll to Shanklin Beach and the Esplanade.
- Prime Tourist Catchment – The Old Village benefits from high seasonal footfall, making it an ideal base for shops, cafés, or galleries.
- Excellent Local Amenities
- Nearby bus routes, easy access to Shanklin train station (linking to Ryde Pier Head and mainland connections).
- Ideal for Investors, Business Owners or Lifestyle Seekers. The rateable value for both retail units is £1,050.



Total floor area: 107.4 sq.m. (1,156 sq.ft.)
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io