

# SPENCE WILLARD



41 Birmingham Road, Cowes, Isle of Wight

# *A substantial waterfront property with a slipway and excellent harbour and sea views offering a great opportunity for residential conversion*

VIEWING:

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Extending to around 4,435 ft.<sup>2</sup> GIA over five floors, this art deco style building has particularly light accommodation designed to make the most of the views. Extensive glazing, particularly on the rear elevation provides excellent vista over the harbour and Solent beyond whilst on the third floor is an observatory and roof terrace where the views also include a roofscape of the town and well as views to the centre of the Island. We understand the property is of a predominantly concrete construction believed to date from around the 1800s with extensive alterations in the 1930s and many of the current internal office divisions are partition walls. The property has been used as offices since around 1986 and is understood the famous naval architect Uffa Fox lived and worked from the building.

The property benefits from a highly convenient location, a short walk from the principal marinas, shops and restaurants as well as being only a short walk from the high speed Red Jet ferry to Southampton.

## **ACCOMMODATION**

### **GROUND FLOOR**

**ENTRANCE LOBBY** with glazed frontage and curved wall leads into a **RECEPTION/OFFICE** running the full depth of the building with a glazed frontage onto Birmingham Road and French doors and adjacent windows to the rear elevation opening to a large decked balcony from which the views can be enjoyed. A **KITCHEN** with built-in units and seating area also has deep windows and a glazed door across the rear elevation providing wonderful views and access to the balcony. **STORE ROOM.**

### **FIRST FLOOR**

Comprising **TWO OFFICES** (both sub-divided into two) with large windows providing light accommodation and exceptional views. Toilet facilities.

### **SECOND FLOOR**

Comprising a large **OFFICE** running the full depth of the building with excellent views and a further dual aspect office with glazing across the seaward elevation. **STORE ROOM.**



### THIRD FLOOR

**HALF LANDING** providing a potential study area overlooking Birmingham Road. **OBSERVATORY** with extensive glazing providing wonderful views and doors to a small roof **TERRACE**, (which used to occupy the full extent of the flat roof until the balustrade was moved.)

### BASEMENT

Approached by curved steps from the ground floor. Lobby area with flagstone flooring and comprising a **STORE ROOM**, **OFFICE** with French doors to rear elevation,

Workshop on two slightly different levels, partition walling and a pair of glazed doors to the rear elevation. There is a brick vaulted cellar/store under the pavement.

### OUTSIDE

In addition to the large first floor **BALCONY** and a small roof terrace, to the rear of the property there is a concrete apron leading down to the wide slipway.

### PLANNING

The current use is as offices. For change of use into residential use there would either need to be a planning application for change of use or alternatively under General Permitted Developments Order (GPDO), Class MA allows buildings within Use Class E (commercial, business and service) to be converted into dwellings. An application for prior approval needs to be made and a number of criteria must be met including (but not an exhaustive list) the building needs to:

- Have been vacant for three months prior to the application;
- Have been in commercial use for at least two years. The range of eligible uses are set out within the regulations;

**BUSINESS RATES** Non domestic rates are payable currently Rateable value of £16,500 which with a multiplier of 49.9 pence equates to annual rates payable of £8233.50 before any relief that may be available.

**SERVICES** Mains water, electric, drainage and gas. Gas fired central heating.

**TENURE** Freehold. The vendor holds a 5 year Crown Estate Lease on the area beneath the slipway on a joint basis with 43 Birmingham Road with an annual payment of about £450 including VAT. he building is currently leased to Spinlock who will be vacating and vacant possession will be available.

**EPC** Rating D

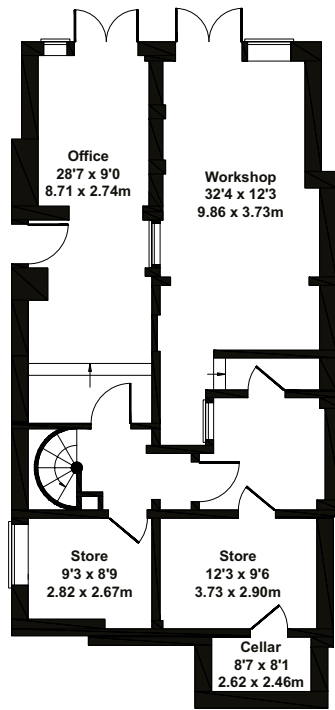
**POSTCODE** PO31 7BH

**VIEWINGS** All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.

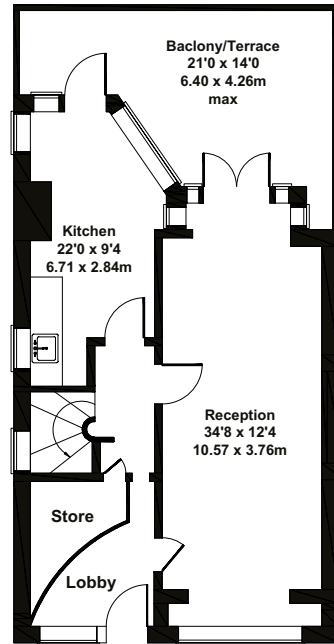


## 41 Birmingham Road

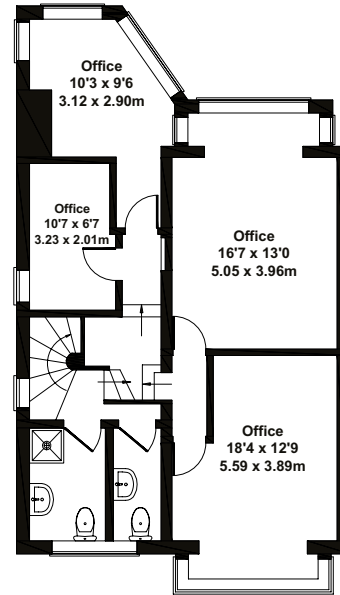
Approximate Gross Internal Area  
4435 sq ft - 412 sq m



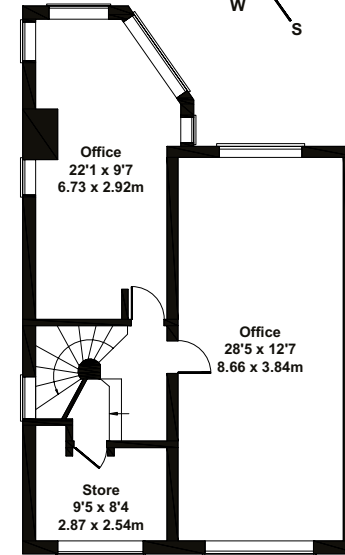
**BASEMENT**



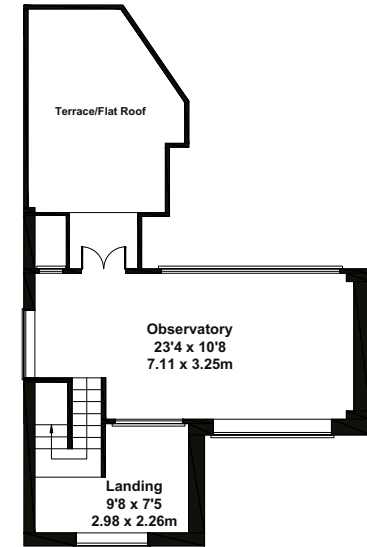
**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



**THIRD FLOOR**

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

**Produced by Potterplans Ltd. 2023**

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