



**MARVINS**  
ESTATE AGENTS



**38 HIGH STREET, COWES, PO31 7RS**

**PRICE GUIDE £556,000**

A rare opportunity to acquire this substantial freehold commercial property located in central Cowes with the busy pedestrian precinct between the High Speed Red Jet terminal and Cowes esplanade. The ground floor shop premises is affectionately known as That Shop and has traded for many years selling collectibles and other items of interest. Above the Shop there is a one bedroom flat and a studio apartment both of which have been Let on Shorthold tenancies. Directly behind the shop there is terraced gardens and within the garden area there is a Grade II Listed Store/Dwelling which is extremely unusual in central Cowes. Directly to the back of the Shop is a garden chalet. Viewing is highly recommended strictly by appointment with the Vendors Agent.

**COWES OFFICE**

41a High Street, Cowes, Isle of Wight, PO31 7RS  
T: 01983 292114  
E: [cowes@marvins.co.uk](mailto:cowes@marvins.co.uk)

[WWW.MARVINS.CO.UK](http://WWW.MARVINS.CO.UK)

## 38 HIGH STREET, COWES, ISLE OF WIGHT PO31 7RS

### SHOP

32' max x 13' widening to 17'7" (9.75m max x 3.96m widening to 5.36m ) into chimney recess. Stripped flooring and large glazed display windows to the High Street.

### REAR STORAGE AREA

4'10" x 16'9" (1.47m x 5.11m)  
Separate low level WC.

### FIRST FLOOR

#### FLAT 38A

#### LOUNGE/DINER

17'5" x 16'7" (5.31m x 5.05m)  
Radiator. Two double glazed windows. Reputed ships beam to ceiling.

#### KITCHEN

13' x 5'6" (3.96m x 1.68m)  
Range of floor and wall cupboards. Built in electric cooker and gas hob. Plumbing for washing machine. Beamed ceiling. Inset sink unit with mixer tap over.

#### BEDROOM

13'1" x 7' (3.99m x 2.13m)  
Double glazed window. Radiator.

#### BATHROOM

Corner bath. Low level WC and pedestal wash basin. Gas boiler for both flats. Radiator. Door to:

#### GARDEN

Gravelled and paved garden area.

#### EPC

EPC rating D (68 - 79) TOTAL FLOOR AREA - 53 square metres

#### RENTAL PER CALENDAR MONTH

Previously rented £540 per calendar month

#### FLAT 38B

Entry from first floor landing. Stairway to upper floor.

#### STUDIO ROOM

27'2" x 11'4" widening to 18' (8.28m x 3.45m widening to 5.49m)

Two radiators. Sloping ceilings. KITCHEN AREA with fitted floor cupboards, sink unit and gas cooker.

#### BATHROOM

Panelled bath with shower over. Pedestal wash basin and low level WC.

#### EPC

EPC Rating E (51 - 75) TOTAL FLOOR AREA - 45 square metres

#### RENTAL PER CALENDAR MONTH

£440 per calendar month

#### SUBSTANTIAL STORE WITH MEZANINE LEVEL

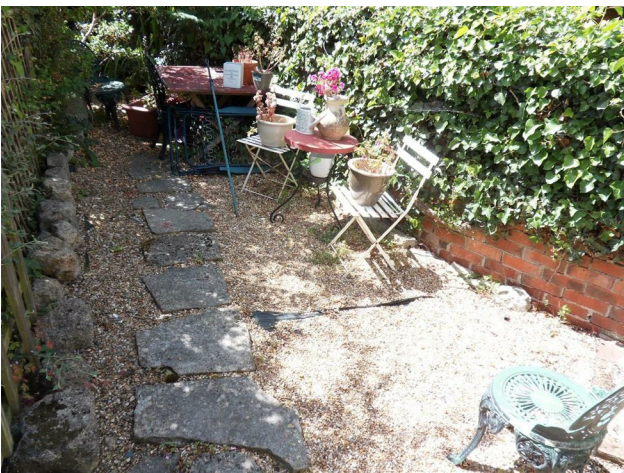
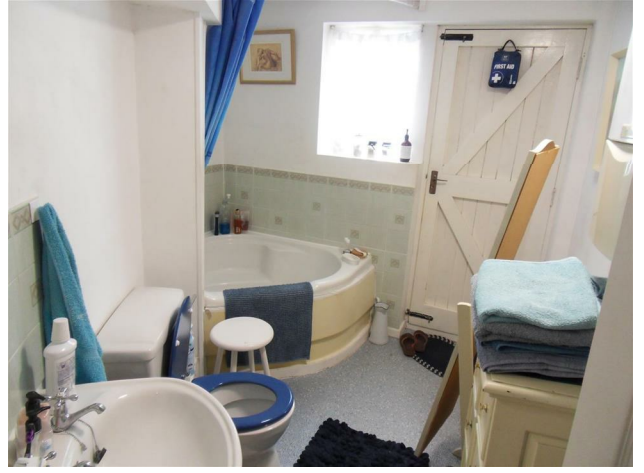
17'3" x 13'1" (5.26m x 3.99m)

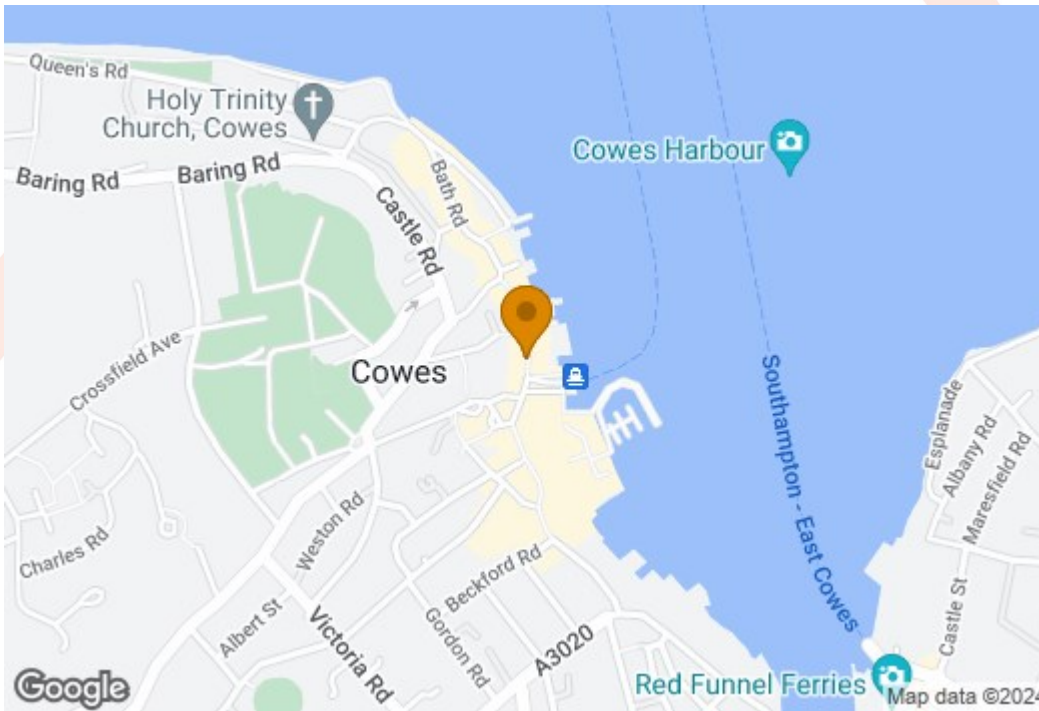
Power, mains water and a solid fuel stove. Two built in bunk beds. Grade II Listed. Covered Well.

### OUTSIDE

Terraced rear gardens. Covered Veranda with outside power points. Paved patio and decked area. Timber Summer Chalet 7'11" x 10'. Brick Outhouse with soil pipe. Brick built Tool Shed.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

## COWES OFFICE

41a High Street, Cowes, Isle of Wight, PO31 7RS  
 T: 01983 292114  
 E: cowes@marvins.co.uk