



MARVINS
ESTATE AGENTS



41 HIGH STREET, COWES, PO31 7RS

£160,000

Located within the heart of Cowes High Street this retail premises occupies a busy thoroughfare between the High Speed passenger ferry terminal to Southampton and Cowes Esplanade. Cowes enjoys a world renowned Yachting centre reputation with its regular Cowes Week event and a shopping centre variety of restaurants and other retail units.

COWES OFFICE

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MAIN SHOP

12'6" x 33'4" of irregular shape (3.81m x 10.16m of irregular shape)

Including a recessed display window, laminate flooring and entry door.

STORE ROOM

15'9" average x 10' of irregular shape (4.80m average x 3.05m of irregular shape)

Incorporating a sink unit with hot and cold water supply. Lobby and separate WC. Steps up to:-

REAR STORE ROOM

11' x 9'6" (3.35m x 2.90m)

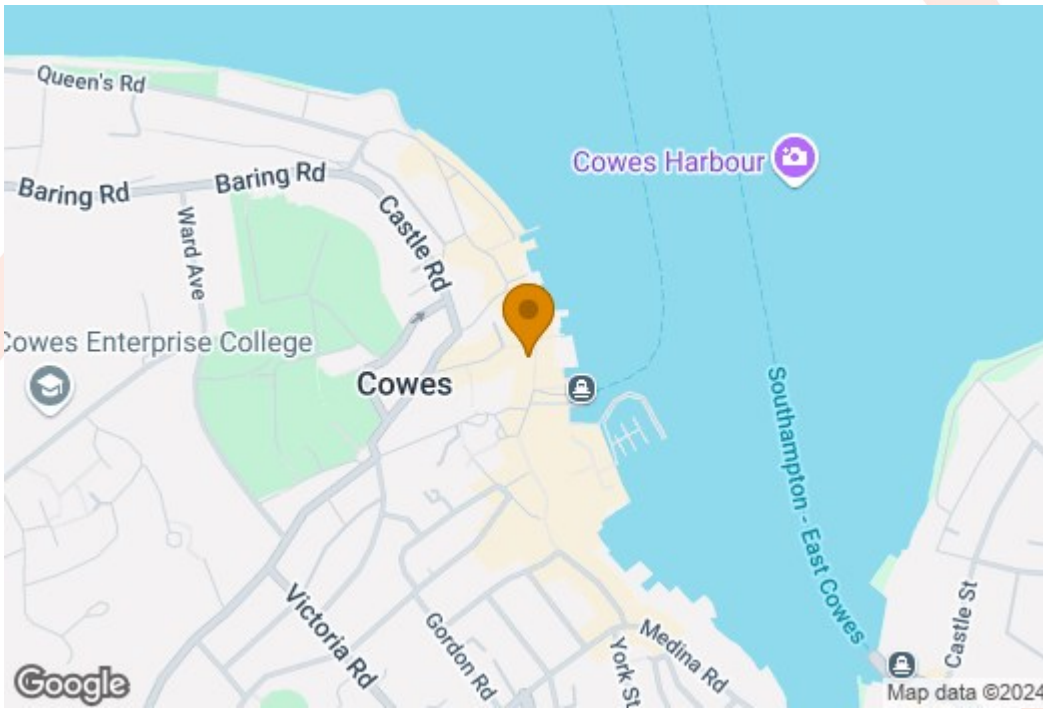
With door to side pedestrian access back to the High Street.

TENURE/NOTES

For Sale on the balance of a 99 year lease from 1st June 1983. Ground Rent approximately £40.00 per annum. Service Charge approximately £650.00 per annum which includes building insurance.

TOTAL FLOOR AREA - 59 square metres.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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