



MARVINS
ESTATE AGENTS



37 CROSS STREET, COWES, PO31 7TA

ASKING PRICE £320,000

This Commercial and residential premise is located in central Cowes and offers an excellent investment opportunity. Comprising at ground floor level, a retail premises with a attractive rental income and a Two bedroom Maisonette above with its own entrance from Denmark Road, currently let on a shorthold tenancy basis providing additional rental income . Cowes town has a lively high street and enjoys the benefits of a world renowned Yachting centre and a high speed passenger ferry connection to Southampton. Viewing is by appointment with the vendors' agents.

COWES OFFICE

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37 CROSS STREET, COWES, ISLE OF WIGHT PO31 7TA

GLAZED FRONTAGE AND ENTRANCE DOOR FROM CROSS STREET

MAIN SHOP

14'2" x 8'6" (4.32m x 2.59m)

KITCHEN

14'7" x 9'8" (4.45m x 2.95m)

REAR LOBBY

Under stairs storage cupboard. Separate low level WC.

TENURE

Energy Rating and Score - 85 D

The shop is let on the balance of a 3 Year lease from 2023. The current rental is £8000 Pa rising to £9000 in the next year.

1a Denmark Road, Cowes PO31 7SY

ENTRANCE DOOR TO:

Entrance Hall with stairs to upper floor off. Tiled floors. Built in cupboard.

KITCHEN/DINER

14'5" x 8'6" (4.39m x 2.59m)

Radiator. Range of fitted floor and wall cupboards with bevel edged work tops over. Stainless steel sink unit with mixer tap. Built in electric oven with gas hob. Tiled floor. Door to shared patio and storage shed.

FIRST FLOOR LANDING

Stairs to upper floor off. Radiator.

BEDROOM

11'10" x 8'11" (3.61m x 2.72m)

Built in wardrobe cupboard. Double glazed window.

LOUNGE

14'10" x 11'1" (4.52m x 3.38m)

Double glazed window. Radiator.

Top Floor

BEDROOM

14'11" x 11' (4.55m x 3.35m)

Radiator. Double glazed window.

BATHROOM

Large built in cupboard housing Vaillant boiler. Panelled bath. Tiled shower cubicle. Low level WC and pedestal wash basin. Heated towel rail. Double glazed window.

STORE

13'9" x 7' (4.19m x 2.13m)

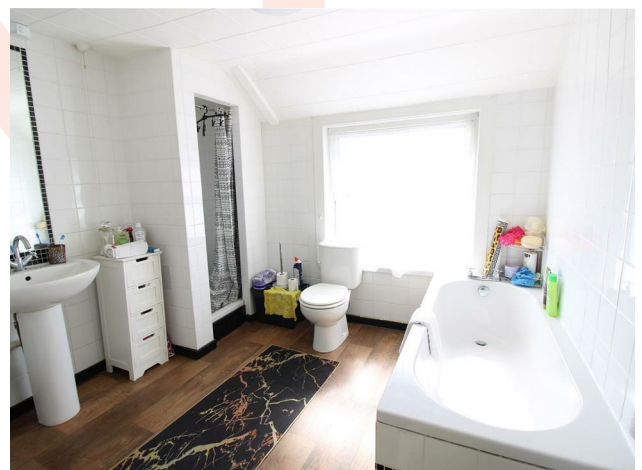
OUTSIDE

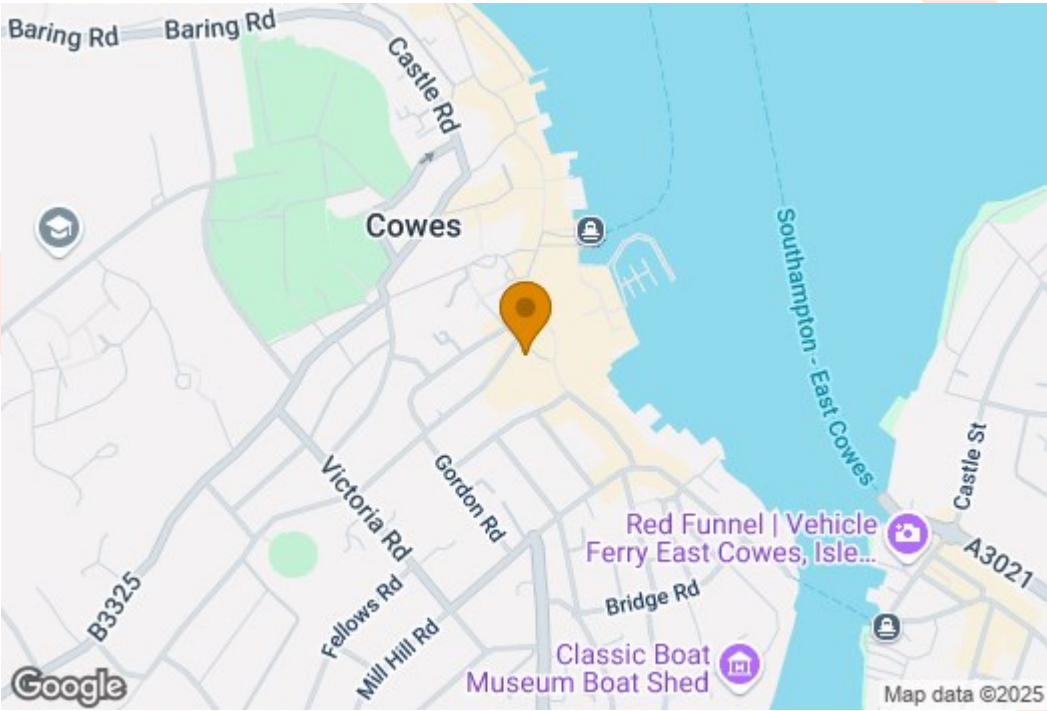
To the rear of the shop and adjacent to the Flat Kitchen at ground floor level is a Courtyard area with access to the store.

TENURE

1a Denmark road ,Flat above EPC Rating Current - 51 E Potential 62 D.

Flat 1a Council tax band B. Currently let on a Shorthold basis to long standing Tenants paying a monthly rental of £500 PA.





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		
	51	62
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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