



**MARVINS**  
ESTATE AGENTS



## **BEACH HUT, 22 THE BAY SHORE ROAD, COWES, PO31 8LD**

**PRICE £37,500**

A unique opportunity to purchase this charming Beach Hut located at Gurnard Bay with stunning views that stretch across the horizon. Constructed from durable brick and block with a pitched shingle tiled roof. Some contents of the Beach Hut shown in the pictures are included in the Sale including the Kayak. This delightful beach hut is perfect for storing your seaside essentials or simply enjoying a quiet moment by the shore. The outdoor space is ideal for al fresco dining, allowing you to savour meals while soaking in the fresh sea air and breathtaking views. Gurnard Sailing Club is conveniently located nearby. Viewing by appointment.

### **COWES OFFICE**

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### THE BEACH HUT

6'9 x 7'9 (2.06m x 2.36m)

Lovely secure storage and sitting area opening up to a good size sitting area for alfresco dining. Enjoying panoramic Solent views with a first class seat for the Gurnard sunset.

### TENURE

Leasehold. Balance of a 10 year lease from 2019, renewable after 10 year period by negotiation. Current Ground Rent £1497.32 inclusive VAT, from 1st April 2025. The Beach Hut is classed as a small business and therefore currently receives full exemption from rates.





| 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 <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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