



McCarthy
& BOOKER

Moocow, 55 Cross Street, Cowes, Isle of Wight, PO31 7TA



SUPER OPPORTUNITY to acquire a Grade II listed former school house in CENTRAL COWES, which has been converted into a stylish home with many WOW factors, including vaulted ceilings and modern finishes. The owner's accommodation offers an open-plan living area, bespoke kitchenette, large bedroom, bathroom, utility, and mezzanine bedroom, totalling around 1,672 sq ft. It combines period charm with contemporary comfort and versatility. In addition, a 1,152 sq ft COMMERCIAL UNIT with bar, kitchen, and event space provides business potential.

A RARE OPPORTUNITY

Acquire a character-filled former Victorian school house with adjoining commercial space, centrally located in the buzzing sailing town of Cowes. Owned since 2011, the property is currently home to the renowned Moocow bar, restaurant, and events venue, yet offers exceptional potential for alternative uses (STPP). The freehold includes both a contemporary, well-appointed commercial unit and a beautifully renovated characterful residential dwelling.

Location Information

Moocow has a super location in the centre of Cowes, within easy walking distance to the RedJet Ferry terminal with service to Southampton and rail links to London. Set over a good sized area with fantastic landscaped terraced gardens which is a rarity in the centre of any town especially Cowes. Moocow is set back just a stones throw from the pedestrianised High Street where you will find a good mix of independent shops, bars, restaurants and convenience stores.

Cross Street car park is adjacent to the business - therefore excellent for driving diners but also easy to find on foot.

Cowes is rich in nautical heritage and an international mecca for many sailing events culminating in Cowes Week held in August each year, bringing good footfall to the town, as well as many busy marinas and sailing clubs dotted along the waterfront.

Owners' Accommodation

The Grade II listed former school house has been thoughtfully converted into a stylish single-storey home, with impressive vaulted ceilings, blending original period details with high-spec modern finishes. Offering an open-plan living area with bespoke 'hideaway' kitchenette, large bedroom, modern bathroom, utility room, and a substantial mezzanine, the property provides approximately 1,672 sq ft of versatile capacious living space.



Conservation

The residential accommodation is situated in the early 19th century former Old Penny School building which is Grade II listed. The property is within the Cowes Conservation Area.

Commercial Unit/Restaurant

The single-storey commercial unit offers approximately 1,152 sq ft of bright, flexible space with glazed frontage and bi-fold doors. Featuring a fitted bar with Corian counter tops, open kitchen, quality fixtures including a Dik Guerts modern log burner, and seating for 30 (100 standing for events), it is ideal for hospitality or alternative business ventures.

Premises Licence

The property benefits from a premises licence granted by Isle of Wight Council (number 052042) which permits the sale of alcohol daily 10:00 - 00:00.

Exterior

To the rear lies a rare and beautifully landscaped multi-terrace garden, designed in a Mediterranean style with an impressive 'WOOO' outdoor kitchen in the private area setting the tone, surrounded with paved and artificial grass areas, composite decking and whitewashed walls. This versatile space is equally suited for private enjoyment or commercial use, and either can be made smaller or larger to suit the occasion.

Further Information

Tenure: Freehold (IW7260)

EPC: C

Council tax band: C

Mains water, gas, electric and sewerage

The 2023 rateable value is £7,6000, this is not the rates payable

Viewings

We recommend a visit to the locality in the first instance before a formal viewing, however, our clients would welcome a conversation about the opportunity in person if visiting. Viewings can also be conducted remotely via video. All other enquiries should be directed to local selling agents McCarthy & Booker.

Local Authority & Planning

Isle of Wight Council. We understand the property is considered to be Use Class E (Commercial) with part C3 (Residential). We recommend interested parties seek independent advice on all planning matters.

Points to Note

The property will be sold with vacant possession upon completion. Fixtures and fittings which are owned outright by the vendor can be acquired by separate negotiation; stock can also be purchased in addition at valuation on completion of a sale.



Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

