



Shells Cafe

High Street | | Ventnor | PO38 1RZ

Price Guide £325,000



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Situated on the vibrant High Street in Ventnor, this unique property presents an excellent opportunity for both residential living and business. The ground floor is currently occupied by a charming café, offering a delightful space for patrons to enjoy refreshments in a bustling location. Above, the first floor features a well-appointed two-bedroom flat, providing a comfortable and convenient home.

Spanning 689 square feet, the flat boasts a practical layout, ideal for individuals or small families seeking a blend of work and leisure. The two bedrooms are spacious and filled with natural light, creating a welcoming atmosphere. The living area is designed for relaxation, while the kitchen is functional and ready for culinary adventures.

This property not only offers the chance to run a thriving café but also the comfort of a

- TWO BEDROOM APARTMENT
- IDEAL BUSINESS OPPORTUNITY
- ESTABLISHED CAFE WITH ACCOMMODATION
- LOCATED ON THE HIGH STREET
- CLOSE TO LOCAL SHOPS
- CHARMING VENTNOR LOCATION

Hallway
5'1" x 321'6" (1.54 x .98)

Dining Room
10'6" x 11'1" (3.19 x 3.38)

Kitchen
9'8" x 8'6" (2.95 x 2.59)

Bathroom
4'12" x 8'6" (1.52 x 2.6)

Living Room
15' x 14'2" (4.58 x 4.31)

Bedroom 1
9'7" x 11'5" (2.92 x 3.47)

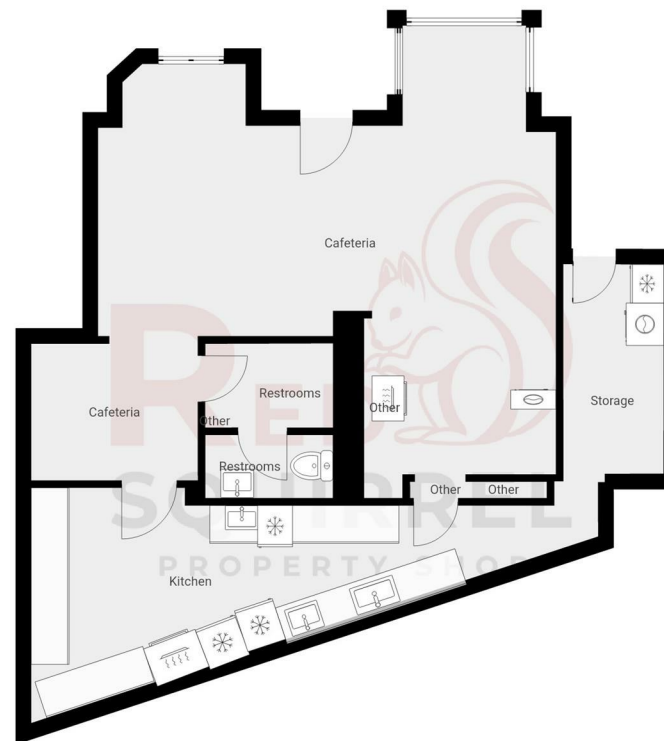
Bedroom 2
9'7" x 9'12" (2.91 x 3.04)

Cafetieria
23'10" x 23'6" (7.26 x 7.16)

Cafe Bathroom
6'8" x 3'3" (2.02 x 1.0)

Cafe Kitchen
19'8" x 12'8" (5.99 x 3.85)

Cafe Storage
5'3" x 10'10" (1.61 x 3.3)



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band **A**
EPC Rating **D**

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