



The Salix
Esplanade | Shanklin | Isle of Wight | PO37 6BG

FINE & COUNTRY

Seller Insight

“Shanklin is a charming, traditional seaside town that is very popular amongst tourists and home to more than 7000 residents. It is a pleasant mix of modern conveniences, traditional seaside entertainments and breathtaking scenery.

There is much on offer here, including numerous beautiful walks, such as the scenic Red Squirrel coastal path, which goes to Rylstone Gardens – a Victorian park with a bandstand, pitch and putt and colourful flower displays, as well as the beautiful natural landmark Shanklin Chine. There's also the picturesque Shanklin Old Village; lined with pretty thatched cottages housing traditional pubs serving local ales and produce as well as artisan shops, restaurants and tearooms.

Shanklin is well serviced by public transport with seven bus routes, bringing people from all over the island, including Ventnor, Newport, Ryde, Godshill, Brading and Bembridge. It also has the advantage of being on the Island line, with trains operating between Ryde pier head, Brading, Sandown, Lake, and Shanklin.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

The Salix

A fantastic opportunity has arisen to purchase a well-established, successful café that's ideally located on the beach in the popular seaside town of Shanklin and enjoys panoramic sea views from Culver Down to Dunnose Point.

This gorgeous café has been tastefully designed to a very high specification, with its teal walls and cosy dual fuel stove, it gives a warm, welcoming feel from the onset. Inside, it can comfortably seat 25 and in the summer months, when the outside seating that surrounds the building can be fully utilised, it can cater for an impressive 113 covers in total. Furthermore, it is fully licensed and is well appointed for private functions.

The fully equipped kitchen occupies over a third of the overall space and therefore can cope well during busier times. And there's a handy storeroom at the back for when additional furniture is not in use. The building itself is of solid block construction, with UVPC double glazing for all the windows and powered, electric shutters for when not in use, as well as five CCTV cameras for extra security. There are also twenty solar panels on the roof that currently heat the water, with the capacity to switch to electricity with the addition of a battery, depending on requirements.

There are few locations on the Isle of Wight which can boast such a stunning and picturesque spot as this café is fortunate enough to. Located on the revetment of Small Hope; an unspoilt, sandy beach that is very popular with both tourists and locals alike. It is on the main footpath connecting Shanklin to Sandown, so there is never a shortage of walkers and cyclists at any time of the year.

There is plenty of parking within easy access of the café, with Hope Road car park, as well as on street parking along the esplanade. There is a unisex toilet which has fully disabled access and is registered with Isle Access.







Travel Information

11.3 miles from Fishbourne to Portsmouth Ferry Terminal
8.7 miles from Ryde High Speed Catamaran & Hover Travel
0.7 miles from Shanklin Train Station – operating between Shanklin and Ryde Pier Head

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

Yaverland Sailing & Boat Club, Yaverland	3.6 miles
Sandown & Shanklin Golf Club, Sandown	2.7 miles
Shanklin Rowing Club, Shanklin	400ft away
1Leisure The Heights, Sandown	2.1 miles

Healthcare

Doctors Surgeries	
The Bay Medical Centre, Sandown	01983 409292
St Helens Medical Centre, St Helens	01983 871828
The Bay Medical Centre, Shanklin	01983 862000
Ryde Esplanade Surgery, Ryde	01983 618388

General Hospitals
St Mary’s Hospital, Parkhurst Road, Newport – 10.5 miles
(01983 822099)

Education

Primary Schools
The Bay CE Primary School, Sandown
Broadlea Primary School, Sandown
Windmills Pre-School, Bembridge
Bembridge Primary School, Bembridge
Brading CE Primary School, Brading
St Helens Primary School, St Helens

Secondary Schools/Colleges
The Bay CE School, Sandown
Carisbrooke College, Newport
Christ The King Upper College, Newport
Medina College, Newport
Ryde School with Upper Chine School, Ryde
The Island VI Form Campus, Newport
Isle of Wight College, Newport

Learning Assisted Schools:
Medina House, School Lane, Newport
St. Georges, Watergate Road, Newport
St. Catherine’s, Grove Road, Ventnor

01983 403284
01983 402403
01983 873575
01983 872668
01983 407217
01983 872442

01983 403284
01983 524651
01983 537070
01983 861222
01983 562229
01983 522886
01982 526631

01983 522917
01983 524634
01983 852722

Entertainment

The Steamer Inn, Shanklin Eplanade
Fisherman’s Cottage, Shanklin Esplanade
The Waterfront Inn, Shanklin Esplanade
The Hideaway, Shanklin Cliff Path
The Bandstand, Sandown Esplanade
The Reef, Sandown
Ocean Deck, Sandown

These bars and restaurants are available within a 3-mile radius of this home

Local Attractions / Landmarks

The Wildheart Animal Sanctuary - Sandown
Sandown Pier - Sandown
Dinosaur Isle - Sandown
Bembridge Fort – Culver Down
Amazon World Zoo – Newchurch
Adgestone Vineyard - Adgestone
Carisbrooke Castle – Carisbrooke
Monkey Haven Primate Rescue Centre – Newport
Quarr Abbey - Binstead

GROUND FLOOR

Entrance Area

Café 48' x 18'3

Kitchen

Toilet / Washroom

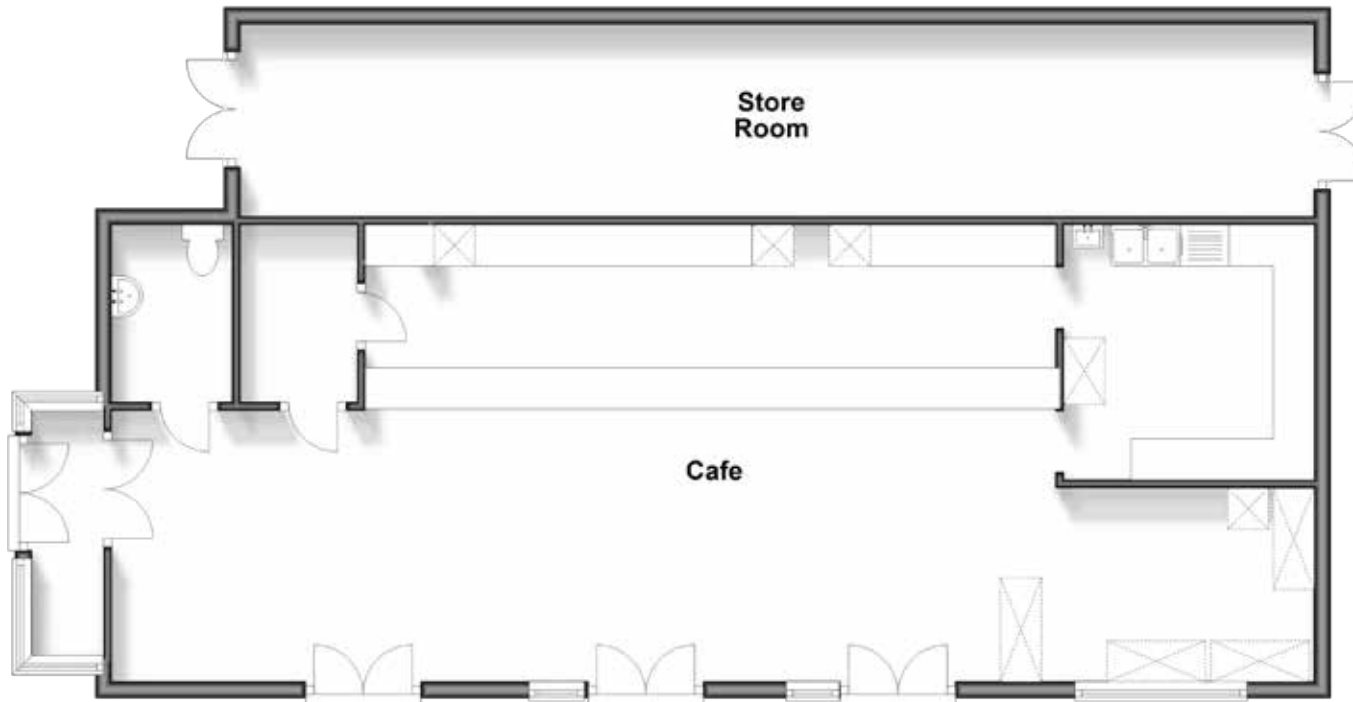
OUTSIDE

Store Room

Terrace & Balcony Seating 47'7 x 7'8

Ground Floor

Approx. 116.4 sq. metres (1253.1 sq. feet)



EPC Rating: B

Council Tax Band: X

Tenure: Freehold

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