

Pascall Atkey & Son Ltd, 29-30 High Street, Cowes, PO31 7RS

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McCarthy & BOOKER

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Guide Price

A very rare opportunity to acquire a historic mixed-use property in the heart of Old Town Cowes, combining substantial retail premises, residential accommodation and extensive development potential. In excess of 10,000sqft!! Viewing by appointment only.

An Icon of Cowes, Since 1799

A truly unique opportunity to acquire one of the most historically significant commercial and residential properties in the heart of Old Town Cowes. Occupying a prominent position within one of the world's most renowned sailing centres, this remarkable freehold combines substantial retail premises, extensive ancillary buildings and flexible living accommodation, all steeped in over two centuries of maritime heritage.

Established in 1799 by Joseph Atkey and his wife Christian Pascall, Pascall Atkey became one of the country's most respected ship chandlers, earning a reputation for ironmongery, brass forging and compass making. Widely regarded as the oldest known ship and yacht fitter in the United Kingdom, the business has been woven into the fabric of Cowes' maritime history for generations. In 1850, two adjoining shops were combined to create the impressive retail space seen today, and much of its original character remains remarkably intact.

The principal retail area is a particularly atmospheric space, featuring beautiful full-height display windows, exposed beams and wide original floorboards that evoke a bygone era. The counter still retains coins slots for gold and silver payment. Having changed little over the decades, the shop retains an authenticity and charm rarely encountered, offering an exceptional opportunity for a variety of commercial, residential or mixed-use aspirations, subject to any necessary consents.

Beyond the retail premises lies an extensive range of ancillary accommodation and outbuildings, including substantial storage areas, workshop space and two separate buildings with clear potential for conversion to additional accommodation, studios, offices or holiday lets, subject to planning permission. The sheer scale and versatility of the property present exciting possibilities for future owners seeking either a lifestyle, investment or development opportunity in this highly sought-after coastal location.

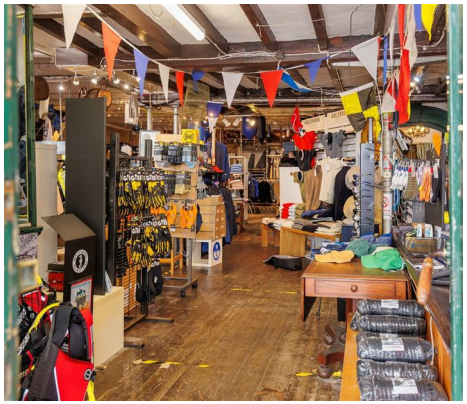
Interior

Unit 1: The ground floor centres around the historic retail premises, a large and characterful trading space that continues to showcase many original architectural features. Stairs rise from the shop floor to a substantial stockroom and overspill accommodation, providing extensive storage and workspace. Access is also available from this level to the owner's private courtyard.











The overspill accommodation is arranged over several floors above the shop and offers flexible living space. A sitting room with kitchenette forms the heart of the accommodation, while a double bedroom occupies the floor above. To the rear are two further double bedrooms, providing generous sleeping accommodation.

At the uppermost level, a loft room enjoys access to a roof terrace with views across the Solent, creating a unique vantage point from which to enjoy the ever-changing maritime activity for which Cowes is so well known.

30A High Street: The owners' accommodation is a particular feature of the property and is accessed independently from the High Street via a staircase rising to the first floor. Extending to just over 200 sq m and arranged over two floors, the apartment offers generous and versatile accommodation with an abundance of character and charm throughout.

The principal reception room is a lovely sitting room overlooking the High Street, enjoying a bright aspect and views of the bustling heart of Cowes. There is also a spacious dining room and a well-proportioned kitchen/breakfast room, providing ample space for family life and entertaining.

The apartment offers five double bedrooms arranged across the upper floors, together with a large shower room. Character features are evident throughout, creating a warm and inviting home that sits comfortably alongside the commercial premises below.

Unit 2: A further split-level store building provides an exceptional amount of additional space, complete with W.C., wash hand basin and separate office area.

Unit 3: In addition to the principal accommodation, there is a detached three-storey building comprising an open-plan first floor and a partitioned ground floor with separate shower room and W.C., offering considerable potential for a variety of future uses.

Exterior

To the rear of the property lies a delightful private courtyard garden, a genuine suntrap that offers a peaceful retreat away from the bustle of the shop and High Street. Sheltered and secluded, it provides an ideal space for outdoor dining, entertaining or simply relaxing.

The detached ancillary building and extensive store areas are accessed from the courtyard, creating a fascinating collection of interconnected spaces with significant scope for enhancement or redevelopment, subject to the necessary permissions.

The property benefits from pedestrian access to Terminus Road and enjoys a central position within Old Town Cowes, moments from the marina, sailing clubs, High Street amenities and the Red Jet passenger ferry service to the mainland.





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Cowes

Cowes is rich in nautical heritage and an international mecca for sailing, culminating in Cowes Week held in August each year. It has quick access to Southampton via the more modern Red Jet as well as many marinas and sailing clubs dotted along the waterfront.

Within the High Street there are two supermarkets, many boutique shops, pubs and eateries. Historical Northwood House & Park hosts weddings, fairs, concerts and conferences with outside space to enjoy walks. The chain ferry links Cowes to East Cowes where you can find the Red Funnel car and passenger ferry to the mainland.

Further Information

Accommodation EPC: F
Gas central heating
Mains gas, water, sewerage and electricity

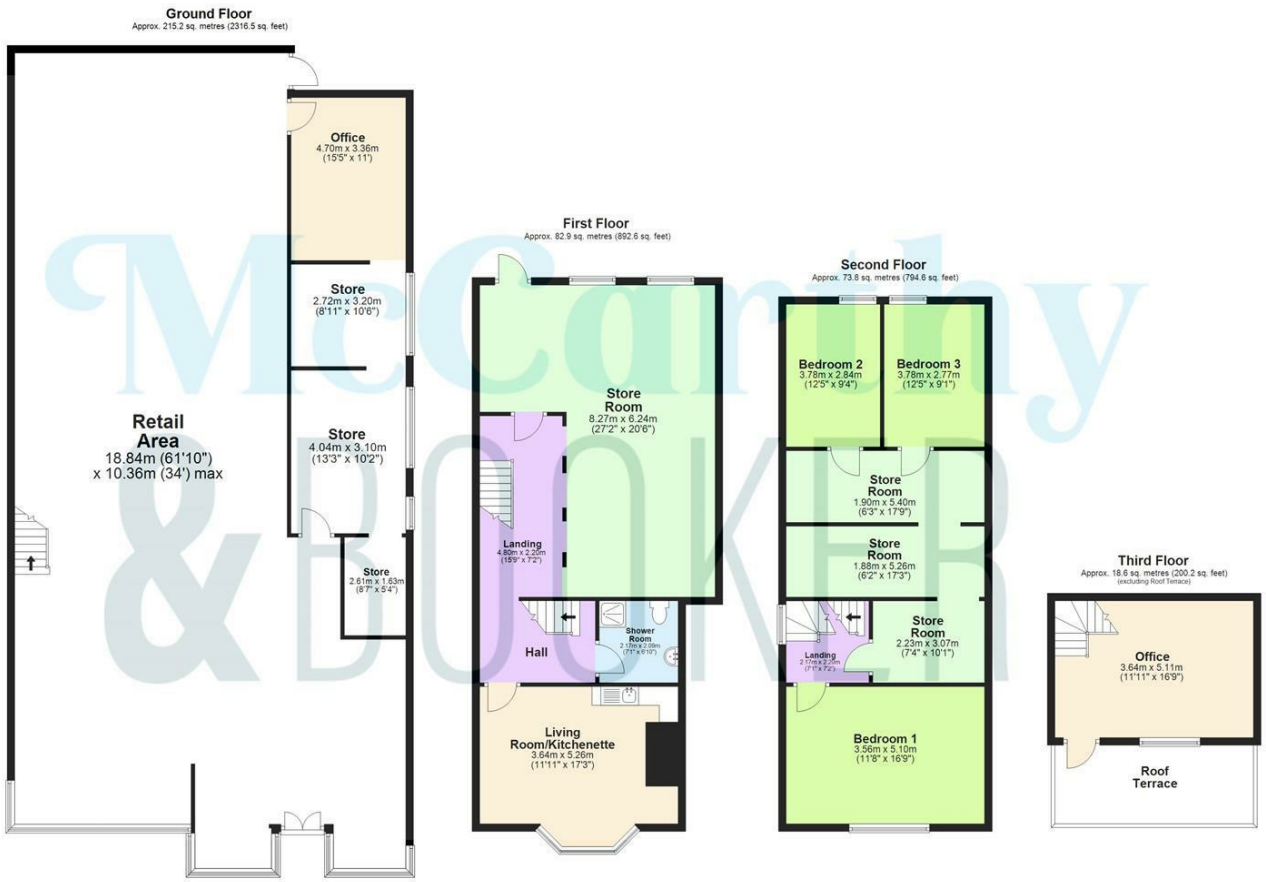
Viewing

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.



Total area: approx. 390.6 sq. metres (4203.9 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk
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