



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)

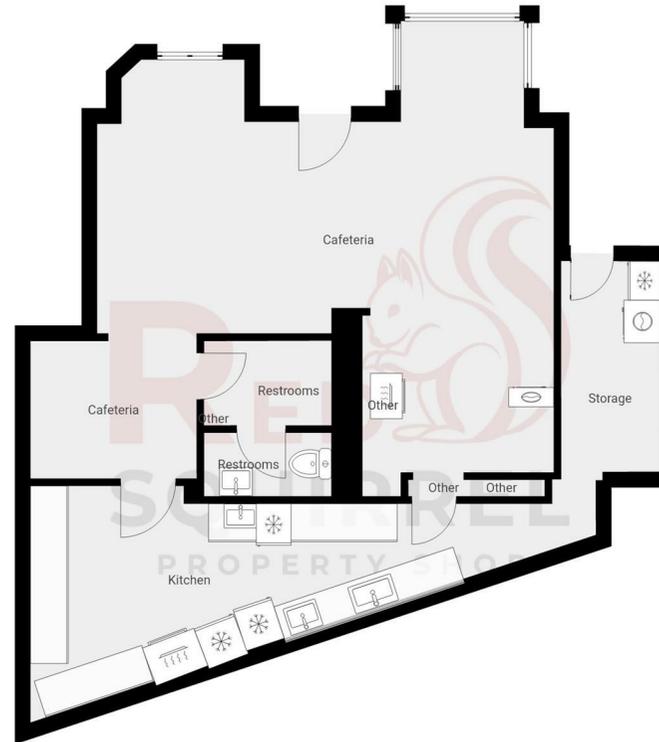
Bedroom 2
9'7" x 9'12" (2.91 x 3.04)

Cafeteria
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)



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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