

## East Cowes, Isle of Wight



- **Mixed-Use Period Property**
- **Development Potential**
- **Commercial Unit with One Bed Maisonette Above**
- **Exciting Opportunity**
- **Offered Chain Free**



## About the property

Mixed-Use Period Property with Development Potential – Chain Free

Situated in the heart of East Cowes, this substantial period property presents an exciting opportunity for investors, developers, business owners, or those seeking a mixed-use premises with residential accommodation above. Offered to the market chain free, the property comprises a ground-floor commercial unit with storage space and a separately accessed one-bedroom maisonette arranged over the upper floors.

The commercial element occupies the ground floor and offers a generous shop frontage together with ancillary storage accommodation. While requiring significant refurbishment throughout, the premises provide excellent scope for restoration and modernisation, allowing a purchaser to tailor the space to suit a variety of commercial or alternative uses, subject to any necessary consents.

Accessed independently from street level, the maisonette has already undergone a considerable programme of improvement works, with much of the renovation completed, although some finishing works remain. The accommodation is arranged over two floors and begins with a private ground-floor entrance leading via a staircase to the first-floor living accommodation.

The first floor comprises a kitchen, bathroom, and breakfast room, with French doors opening onto a delightful roof terrace, providing a private outdoor space ideal for relaxing or entertaining. Also on this level is an impressive bay-fronted lounge/dining room, enjoying elevated views across the surrounding area and offering a bright and spacious living environment.

The second floor is home to a particularly generous double bedroom, completing the residential accommodation.

Conveniently positioned within easy reach of East Cowes town centre amenities, the property is located just moments from everyday conveniences, including Waitrose and a popular recently opened independent coffee shop. The location is also ideal for commuters and visitors alike, being within walking distance of the Red Funnel vehicle and passenger ferry service to Southampton. Leisure attractions including the marina waterfront and the historic Osborne House are also nearby, making this a well-connected and highly accessible position.

Combining commercial potential with residential accommodation, this versatile property offers a rare opportunity to acquire a characterful building with significant scope for enhancement in a sought-after East Cowes location.

Local Authority - Isle of Wight Council  
Council Tax Band - A  
Tenure - Freehold

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Accommodation

### GROUND FLOOR

Entrance Hallway

Stairs to

### FIRST FLOOR

Landing

Bathroom

Kitchen 12' x 10'4

Lounge Diner 17' x 12'

Sun Terrace

Stairs to

### SECOND FLOOR

Bedroom 17' x 13'3

### (GROUND FLOOR - SEPARATE ENTRANCE)

Shop 25'10 x 10'5

Store Room 15'7 x 8'6

WC

## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggiov.co.uk](http://triggiov.co.uk)**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		