



Total area: approx. 234.4 sq. metres (2523.3 sq. feet)

Floorplans are not to scale and for guidance only

Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish.

Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / emily@arthurwheelerfs.co.uk

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

Your home maybe repossessed if you do not keep up payments on your mortgage.

These particulars are issued on the strict understanding that all negotiations are conducted via Arthur Wheeler Estate Agents. Although they are believed to be correct, their accuracy is not guaranteed nor do they form any part of a contract. Our description of appliances and/or services including central heating systems should not be taken as any guarantee that they are in working order and should be checked by a prospective purchasers. If there is anything of special importance, please contact the office and we will clarify this information.

LOVE  WHERE YOU LIVE

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PO37 7AA

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SALES@ARTHUR-WHEELER.CO.UK
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• **FOUR STOREY MIXED USE BUILDING** • **LOCK UP RESTAURANT** • **TWO STOREY TWO BEDROOMED OWNERS ACCOMMODATION** • **GAS CH** • **EXCELLENT TOWN CENTRE TRADING LOCATION** • **RESTAURANT EQUIPMENT INCLUDED IN SALE**

A mixed use four storey property being offered as a lock-up Restaurant with owners accommodation over. The property is well situated in the heart of the town centre and also offers convenient access to the Beach/Esplanade.

The accommodation, which is warmed by gas fired central heating, is arranged as a Restaurant on the ground/basement floors with a two bedroomed private accommodation on the upper two floors. From the first floor there is access from the rear to a courtyard area. The Restaurant will be sold with all equipment, fixtures & fittings and an inventory will be provided at the point of sale. It comprises:

GROUND FLOOR

MAIN RESTAURANT AREA 31' overall x 16'5 (9.45m overall x 5.00m)

With feature Pizza oven with flu with gas interlock system

KITCHEN 8'9 x 14'3 (2.67m x 4.34m)

With six burner gas hob, gas chargrill, stainless steel sink, refrigerator and drinks fridge

BASEMENT FLOOR

Feature staircase from main Restaurant area to

ADDITIONAL RESTAURANT AREA

Sub-divided into two areas measuring 11' max x 15'9 and 11' x 12'8. Store cupboard and access to customer toilets.

Back staircase leading to

FIRST FLOOR

With cloakroom on mezzanine floor

LOUNGE 18'3 + bay max x 16'5 (5.56m + bay max x 5.00m)

KITCHEN 11'11 x 10'7 exclusive of recess (3.63m x 3.23m exclusive of recess)

With gas hob with oven and grill and extractor unit. Plumbing for washing machine and slimline dishwasher. Glow-worm gas fired boiler. Door to outside. Stairs to

SECOND FLOOR

BEDROOM ONE 15'8 x 11'1 (4.78m x 3.38m)

BEDROOM TWO 12'3 x 11'10 (3.73m x 3.61m)

BATHROOM

With shower, corner bath, WC and basin.

OUTSIDE

As mentioned there is access from the Kitchen at First Floor level to a Courtyard area.

SERVICES

All mains are available

TENURE

Freehold

COUNCIL TAX

Band A - Owners accommodation

UNIFORM BUSINESS RATE

£5,800

EPC RATING

Commercial EPC Rating - D/87



