

SPENCE WILLARD



The Aspect, 84 High Street, Cowes, Isle of Wight

A superbly located and substantial four storey property providing five bedrooms, with a large roof terrace, wonderful sea views and let retail unit

VIEWING:

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Situated within a prime position on the High Street, this elegant, historic building is located within the historic heart of Cowes about 150m walk from the Red Jet Terminal and within the Conservation Area. Formerly owned by Sir Max Aitken, the property is understood to have been historically in the ownership of Ratsey & Laphorn Sailmakers, that also owned the adjacent sail loft. The upper floors of accommodation and roof terrace benefit from stunning views over the Harbour entrance, Solent and Hampshire Coast beyond. The property is Listed, Grade II and the residential accommodation extends over three floors.

The ground floor shop unit provides a useful rental income, and is situated in a prime retail area to the rear of which are some dilapidated storerooms (formerly manager's accommodation for the shop). The property offers further potential for extension, subject to the necessary consents. The apartment has been a successful holiday let with an average turnover of £52,500 per annum over the last 3 years.

Cowes is world-renowned for sailing with its principal yacht clubs and marinas being a short walk from the property, as are a good range of independent shops, bars and restaurants. The high-speed Red Jet ferry service to Southampton takes about 22 minutes and is about 150 metres walk from the property.

ACCOMMODATION

THE APARTMENT GROUND FLOOR

HALLWAY Staircase, space and plumbing for washing machine beneath. Inner hall leading to stores, and with rear access to the retail unit.

FIRST FLOOR

LANDING Airing cupboard.

THREE DOUBLE BEDROOMS All with built-in cupboards.



SHOWER ROOM Walk-in shower with glazed screen, wash basin. Store cupboard.

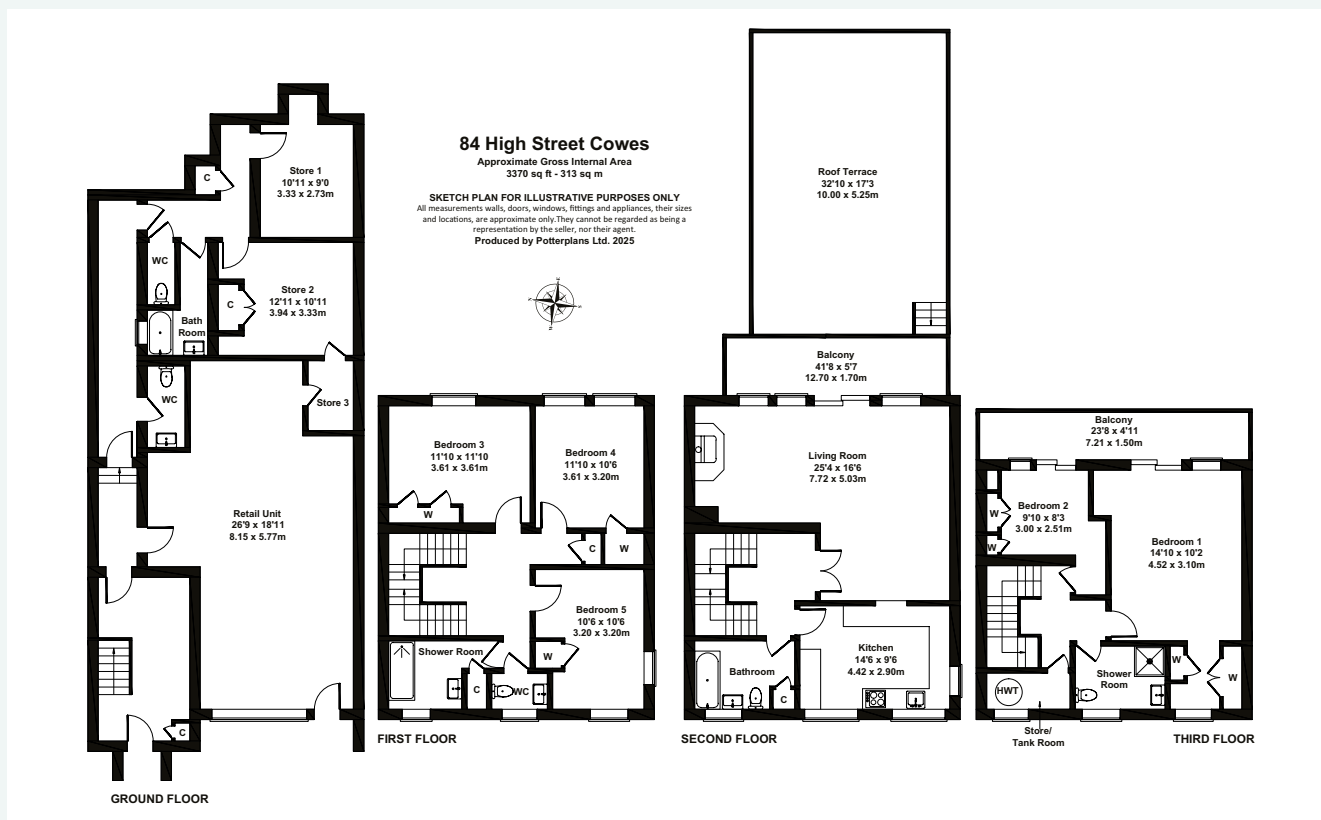
SEPARATE WC

SECOND FLOOR

OPEN PLAN LIVING ROOM A spacious reception room with oak flooring and log burning stove with ancient beam over. Ample space for both **SEATING AREA** and **DINING AREA** with sliding glazed doors and windows to either side providing panoramic views over

The Solent and Harbour entrance. The **BALCONY** provides a superb vantage point with steps leading down to a **ROOF TERRACE** which has ample space for seating and dining with great views of The Solent.

KITCHEN Fitted with a range of cupboards with appliances including a Bosch oven, 5-ring gas hob with extractor over, integrated fridge and freezer and with space and plumbing for dishwasher. Outlook over the High Street and wide opening over the work surface to the dining area.



BATHROOM Bath, wash basin and WC. Large storage cupboard.

THIRD FLOOR

LANDING With two roof lights flooding the stairwell with natural light. Door to **STORE ROOM**.

TWO DOUBLE BEDROOMS Both with sliding doors to a **BALCONY** enjoying superb sea views across to the Hampshire Coast. The principal bedroom is dual aspect and has a **DRESSING AREA**.

SHOWER ROOM Largely tiled with shower cubicle, wash basin and WC.

RETAIL UNIT

A prime retail space, leased with a current rental income of £10,500 per annum.

STORES

To the rear of the shop are two stores and a bathroom, which once formed the manager's accommodation for the shop; however, they are now redundant and in need of refurbishment.

ADDITIONAL INFORMATION

SERVICES Mains water, electricity, drainage and gas. Gas-fired central heating to the residential accommodation.

TENURE Freehold. Shop let on lease.

COUNCIL TAX Band E

EPC Listed, Grade II. Retail Unit - Rating D.

POSTCODE PO31 7AJ

VIEWINGS All viewings strictly by prior appointment with the sole selling agent, Spence Willard.

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