

SPENCE WILLARD



Beken House, 16-18 Birmingham Road, Cowes, Isle of Wight

A substantial and iconic property occupying a prime position close to the Yacht Haven comprising a spacious 4-5 bedroom maisonette and a ground floor shop unit

VIEWING:

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Believed to date from around 1895 this attractive period property extends over 4 storeys. The upper 3 storeys, with their own independent access to the front and to a passage at the rear provides a spacious apartment able to sleep up to 11. This retains original features but was extensively refurbished and upgraded in 2009/10 including a roof overhaul, re-wiring and plumbing, new boiler, kitchen and bathrooms. There are some Solent views which become more panoramic on the top floor where there is great potential for modification to include a balcony or similar to take advantage of the views, subject to the necessary consents. The apartment has been successfully let as a holiday/regatta let, set up and capable of achieving an attractive income.

The ground floor shop unit also has an office, store, kitchenette and wc and extends to around 70 m². This has been let separately on a 5 year lease with annual break clause, the earliest the lease can be terminated is October 2025, (see Tenure section for further details). There is a basic detached store building and air raid shelter to the rear, (which do not form part of the retail unit lease) and have potential for a variety of uses or could be removed to form a garden. There was planning consent granted in 2012 (partially implemented) to extend the ground and first floors to the rear including a first floor terrace. Architects plans showing a number of potential options for the building have been drawn, (including converting the shop into a separate apartment), subject to planning and are available from the agents by request.

The property benefits from a superb location less than a minutes walk from Cowes Yacht Haven as well being close to Shepherds Wharf and the towns wide array of independent shops, restaurants and pubs. The Redjet ferry is a short walk away with fast access to Southampton and onward train connections.

There have been various recent improvements in Birmingham Road such as the arrival of 'Sounds and Grounds' coffee and record shop next door and a superb conversion of the former Police Station to a new HQ for Spinlock.



View from third floor

GROUND FLOOR

RETAIL UNIT Featuring an attractive and largely original glazed frontage to the shop unit, in addition to which there is an office, store, wc, kitchenette and a rear access.

THE TOWN HOUSE APARTMENT (NO.18)

With its own separate external door leading to an **ENTRANCE HALL** with coat hooks and shoe rack and stairs to:

FIRST FLOOR

LANDING Store cupboard.

KITCHEN/LIVING ROOM A spacious open plan room with a wide bay window, sealed fireplace with marble surround and gas point. The kitchen area has a range of fitted units, work surfaces, sink, oven, hob, extractor fan, dishwasher and space for fridge /freezer and washing machine. Ample seating and dining space.

SITTING ROOM/BEDROOM 5 A pair of French doors open onto the decked walkway to the rear.

CLOAKROOM with basin and WC. 'Vaillant' boiler.

BEDROOM 3 A double / twin room.

SECOND FLOOR

LANDING

BEDROOM 1 A spacious double bedroom with some sea/harbour views, built in cupboards.

SHOWER ROOM 1 Wash basin, WC and walk-in shower. This can be 'en-suite' to Bedroom 1.

SHOWER ROOM 2 Wash basin, WC and walk-in shower.

BEDROOM 2 A twin / double bedroom.

THIRD FLOOR

BEDROOM 4 A crew room with space for 4 single beds, Velux windows, one with panoramic Solent views and sloping ceilings. Great potential for a roof terrace/ or for a glazed frontage subject to the necessary consents.

PLANNING Planning Permission was granted on 3 September 2012 for the demolition of the store at the rear and its replacement with a ground floor room and extension at first floor level to provide Sun Room and extended decking for the Apartment with an external staircase. The planning consent and associated drawings can be inspected on the Isle of Wight Council website Reference P/01027/12 - TCP/31137/A . As the consent has been partially implemented it is believed the consent remains in place.

TENURE The Freehold is offered for sale. There is the possibility to purchase the shares in Lembor Limited, (the single-purpose property company that owns the property).

The retail unit is let on a 5 year lease from 13th October 2021 at a rent of £10,000 per annum with an annual mutual break clause, the next being 10th October 2025 for which either landlord or tenant will need to give 6 months notice prior.

SERVICES Mains electricity, gas, water and drainage. Gas-fired central heating to apartment.

POSTCODE PO31 7BH

COUNCIL TAX (apartment only) Band C. The Retail Unit is subject to Business Rates payable by the tenant.

EPC RATING Apartment D - Retail Unit E

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.

16 18 Birmingham Road, Cowes

Approximate Gross Internal Area
2799 sq ft - 260 sq m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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