

SPENCE WILLARD



Former Public Convenience, Park Road, Cowes, Isle of Wight

Occupying a prominent position on the site of a former gatehouse to Northwood Park with diverse potential for commercial Class E use

VIEWING

COWES@SPENCEWILLARD.CO.UK 01983 200880 WWW.SPENCEWILLARD.CO.UK



Former Public Conveniences

The single storey building was latterly used as public conveniences, (closed in around 2011) but had an interesting history including once being a gate house to Northwood Park and subsequently a 2 storey bathhouse. The building is set in 0.1 acre including a lawned area up to Park Road from which there are views to The Solent and a small parking area. To the rear is a mature Plane tree which is to be reduced in scale by around 50%. Situated adjacent to the entrance to the Northwood Park car park with the attractive backdrop of adjacent to Northwood Park itself, there is easy access into the town centre and to the Redjet.

The property is subject to a restriction to be used for Class E commercial use under the Town & Country Planning Order Regulations 2020. This offers an interesting commercial opportunity in a highly prominent and accessible location as well as having the benefit of the adjacent car park and Park. The purchasers will be obliged to maintain a clear vision splay over the land shown coloured green on the plan.

PLANNING Planning permission has been granted, LPA Ref No 24/01661/FUL for change of use to Class E with condition 4 of this consent stating the premises shall be used as a café only and for no other purpose falling within use Class E. Purchasers are free to apply to the local planning authority to amend this (within Class E) but offers should not be made on a subject to planning basis.

SELLERS PACK A sellers pack is available from the selling agents with information, including a copy of the planning

permission, various conditions of sale and a Tender form. Local searches will be made available by the tender date.

TENDER PROCESS: Offers are to be submitted in writing by 12 noon Thursday, 24th July 2025 to Spence Willard, Waterside House, 72a High Street, Cowes, Isle of Wight PO31 7RE or by email to cowes@spencewillard.co.uk. Conditions include the following with further detail in the sellers pack:

Purchasers are welcome to have a survey prior to the tender date but if the offer is contingent on having a survey this should be specified. Offers should not be made on a subject to planning basis. Contracts should be exchanged within 4 weeks of acceptance of an offer with a 10% deposit payable and completion within 14 days of exchange of contracts.

Other restrictions are detailed in the sellers pack.

SERVICES Mains water, electricity and drainage.

EPC Exempt

TENURE Freehold

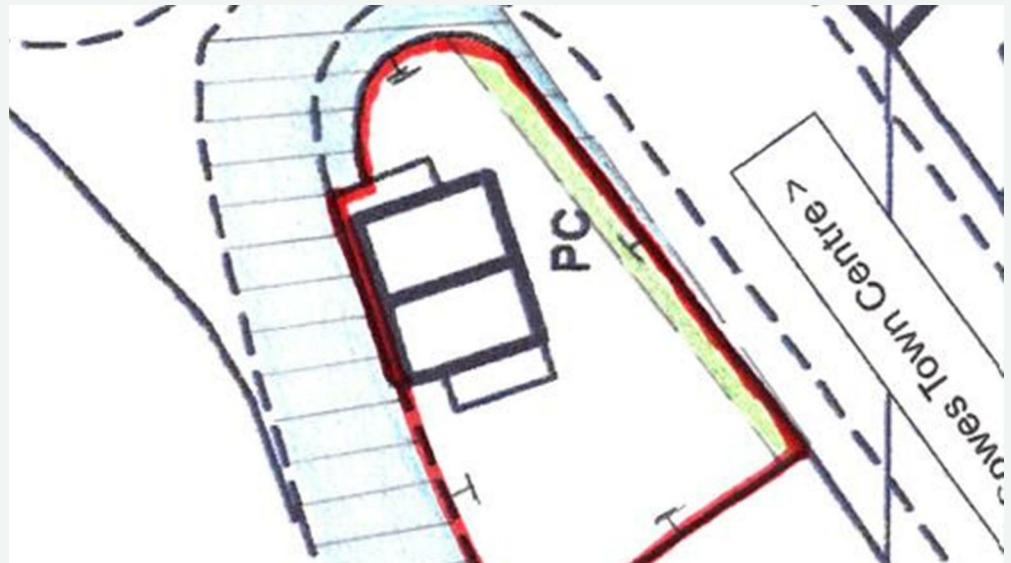
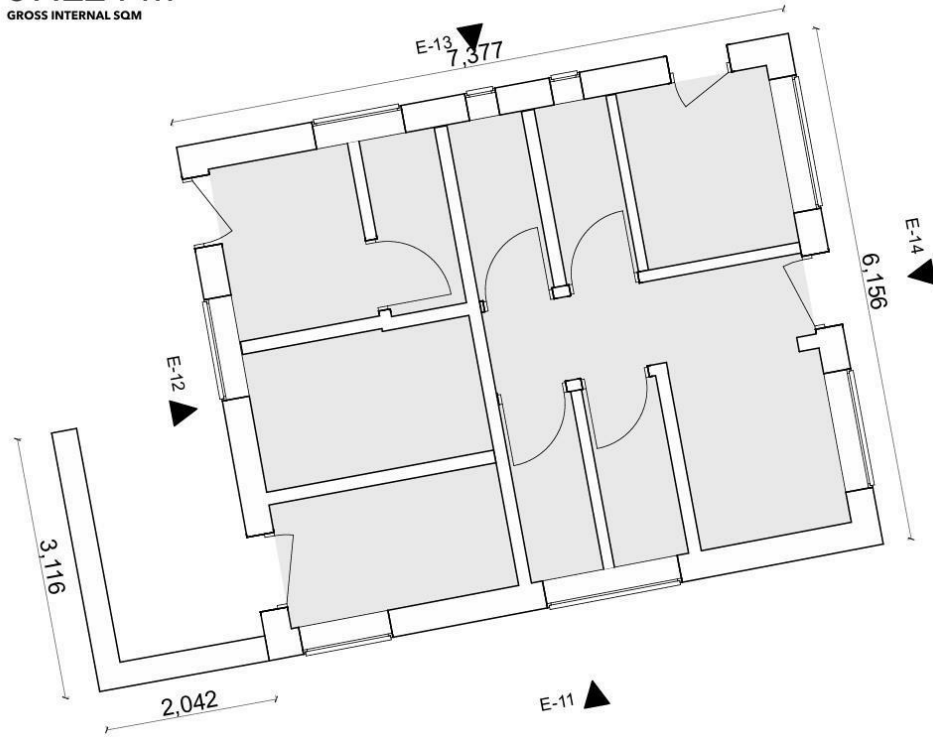
COUNCIL TAX Band D

POSTCODE PO31 8JR

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



37.224 m²
GROSS INTERNAL SQM



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Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.