

SPENCE WILLARD



Unit 5, Number One The Parade, Cowes, Isle of Wight

A fantastic investment opportunity to purchase a contemporary combined retail/ office property in a prime waterfront location in Cowes.

VIEWING

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



Situated within this striking modern building and with large windows providing views over the harbour entrance and wider Solent. Extending to around 148 m² overall, there is a spacious retail unit/ office to the front of the building of around 46 m² overlooking The Parade behind which are five meeting rooms and offices extending to around 70m² which have the potential to be let out, (in addition to a store room, kitchen and toilet/ shower room). The property includes the extensive paved area to the front.

Cowes is an internationally renowned yachting centre and, with its high-speed ferry links to Southampton, a very popular destination for the locals, yachting community and tourists alike. There is ample parking adjacent available on The Parade.

The property comprises:

PRINCIPAL OFFICE/ RETAIL UNIT - Deep glazed windows across the front and part of the side elevations provide views over the Harbour Entrance and over the Solent. This stunning, contemporary space provides a versatile office/retail space.

To the rear are five further MEETING ROOMS /OFFICES/ approached via a central corridor as well as STOREROOM, KITCHEN and TOILET/SHOWER facilities, as shown on the floorplan. The MEETING ROOM includes a range of built-in cupboards and air conditioning whilst beyond are four separate OFFICES of varying sizes. The KITCHEN AREA has a range of cupboards, worksurface, sink unit and space for a fridge. The toilet facilities include a toilet with disability access, washbasin and shower area.

The main office is approached via a pair of glazed doors from The Parade while there is also a rear access through what principally comprises store rooms for the apartments above leading to steps providing access up to Bath Road. The Leaseholder has the benefit of access through this area whilst any sub-tenants purely have a right of access to exit the building through this route. Note: There is a right of access reserved through the main office to the lift shaft for maintenance purposes only. The property includes the extensive paved area to the front where there is also further display space.

SERVICES Mains water, electricity and drainage. Combined air conditioning / heating to front office and meeting room.

TENURE Leasehold with share of the Freehold. 999 year lease from 2007. Annual service charge of approximately £4,000 inclusive of insurance.

EPC Rating D

BUSINESS RATES The premises currently has a ratable value of £13,500 resulting in a current annual rates of £3,368.25. When offices were previously sub-let, the rates were recalculated to reflect this.

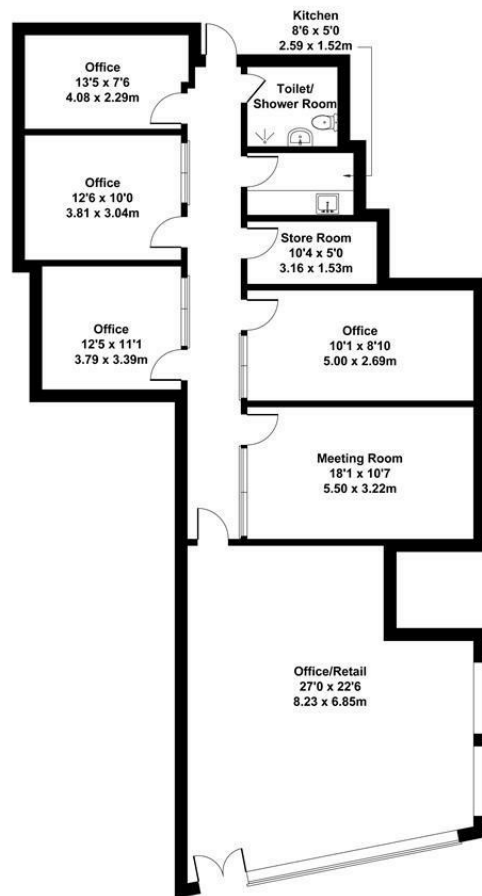
POSTCODE PO31 7QJ

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



Unit 5 Number One The Parade

Approximate Gross Internal Area
1593 sq ft - 148 sq m



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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