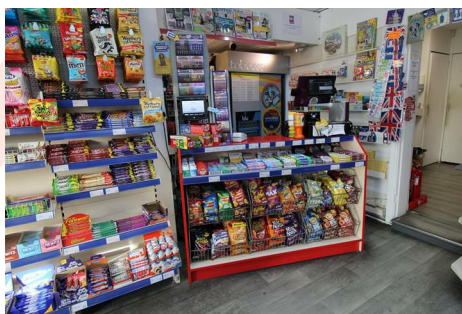




**MARVINS**  
ESTATE AGENTS



## 4 THE ARCADE, COWES, PO31 7AR

**£50,000**

As it says on the sign, Everything you would expect and more ! This long established newsagents is truly a part of the local community serving a very large customer base including commuters who pass the frontage on their way to the high speed passenger service to Southampton. Retailing a large variety of products including cigarettes, snacks, milk, sweets, giftware/tourist products, lottery tickets, newspapers and off licence products are amongst the range of goods available. The present owners have grown the turnover during their ownership and are only selling due to retirement. Also included in the sale is a substantial local customer base for newspaper deliveries in Cowes and Gurnard. A business opportunity not to be missed with room to grow further.

### COWES OFFICE

41a High Street, Cowes, Isle of Wight, PO31 7RS  
T: 01983 292114  
E: [cowes@marvins.co.uk](mailto:cowes@marvins.co.uk)

[WWW.MARVINS.CO.UK](http://WWW.MARVINS.CO.UK)

## 4 THE ARCADE, COWES, ISLE OF WIGHT PO31 7AR

### MAIN SHOP

21'7" x 11'9" (6.58 x 3.58)

Well lit with large glazed frontage to the arcade and entrance door. Fitted throughout with lots of shelving and display units including counter service area and modern refrigeration display units. Opening to the rear leading to:-

### OFFICE/STOCK ROOM

15'9" x 12'8" (4.80 x 3.86)

With Kitchen and office area off. Fitted stainless steel sink unit with mixer tap over. Ample work surfaces for sorting newspapers and space for parcel pick up and drop off.

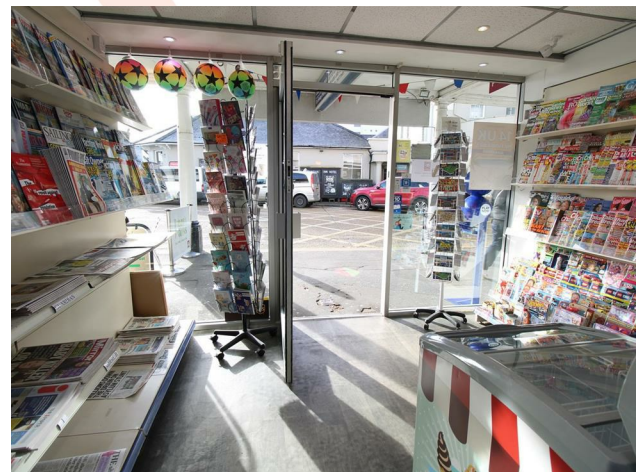
Separate low level WC.

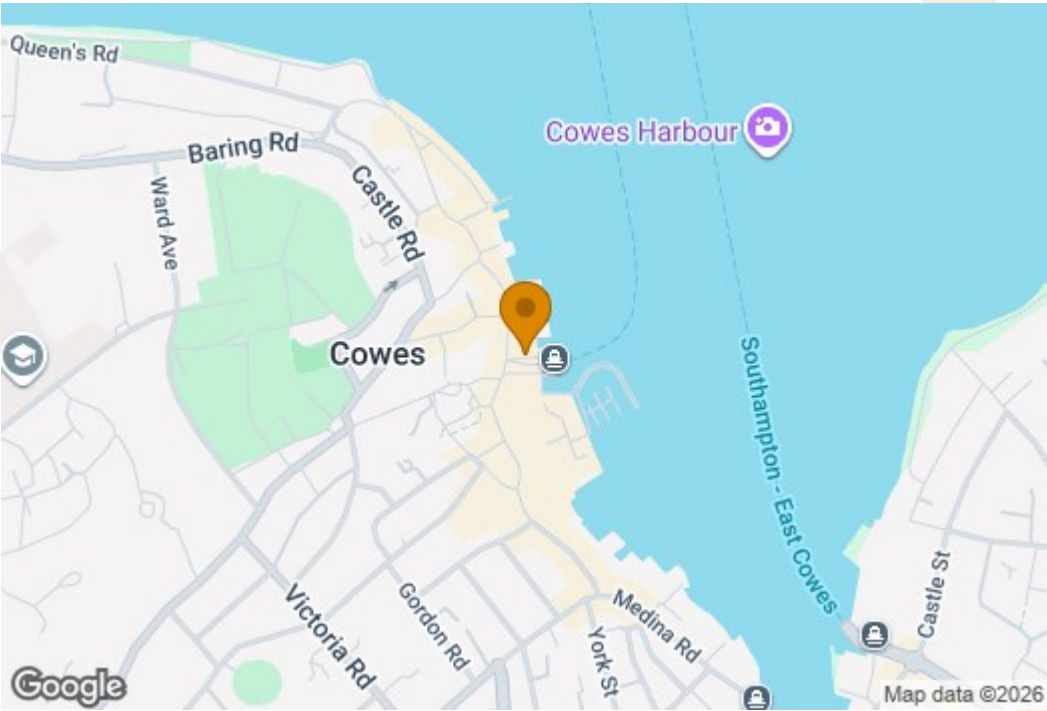
### TENURE

Leasehold. Current rental £8000 PA. The current lease rolling forward is due for a new assignment and we understand the current freeholder is happy to offer this. Stock at valuation and allowance for newspaper invoices/due settlement required.

### ENERGY PERFORMANCE CERTIFICATE

Energy Rating D (88)





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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