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# 37 Cross Street, Cowes, PO31 7TA

## Asking price £295,000

This Commercial and residential premise is located in central Cowes and offers an excellent investment opportunity. Comprising at ground floor level, a retail premises with a attractive rental income and a Two bedroom Maisonette above with its own entrance from Denmark Road, currently let on a shorthold tenancy basis providing additional rental income . Cowes town has a lively high street and enjoys the benefits of a world renown Yachting centre and a high speed passenger ferry connection to Southampton. Viewing is by appointment with the vendors' agents.


Cowes Office

41a High Street, Cowes, Isle of Wight, PO31 7RS
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## Glazed frontage and Entrance Door from Cross Stree

### Main Shop
14'2" x 8'6" (4.32m x 2.59m)

### Kitchen
14'7" x 9'8" (4.45m x 2.95m)

### Rear Lobby
Under stairs storage cupboard. Separate low level WC.

### Tenure
Energy Rating and Score - 85 D
The shop is let on the balance of a 3 Year lease from 2023. The current rental is £8000 Pa rising to £9000 in the next year.

1a Denmark Road, Cowes PO31 7SY

### Entrance Door to:
Entrance Hall with stairs to upper floor off. Tiled floors. Built in cupboard.

### Kitchen/Diner
14'5" x 8'6" (4.39m x 2.59m)
Radiator. Range of fitted floor and wall cupboards with bevel edged work tops over. Stainless steel sink unit with mixer tap. Built in electric oven with gas hob. Tiled floor. Door to shared patio and storage shed.

### First Floor Landing
Stairs to upper floor off. Radiator.

### Bedroom
11'10" x 8'11" (3.61m x 2.72m)
Built in wardrobe cupboard. Double glazed window.

### Lounge
14'10" x 11'1" (4.52m x 3.38m)
Double glazed window. Radiator.

Top Floor

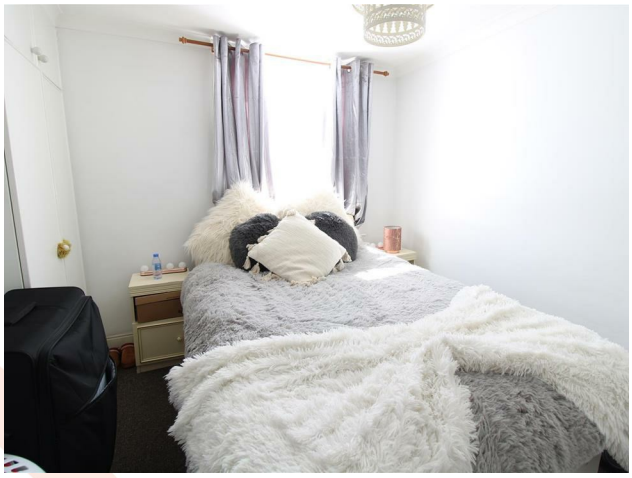
### Bedroom
14'11" x 11' (4.55m x 3.35m)
Radiator. Double glazed window.

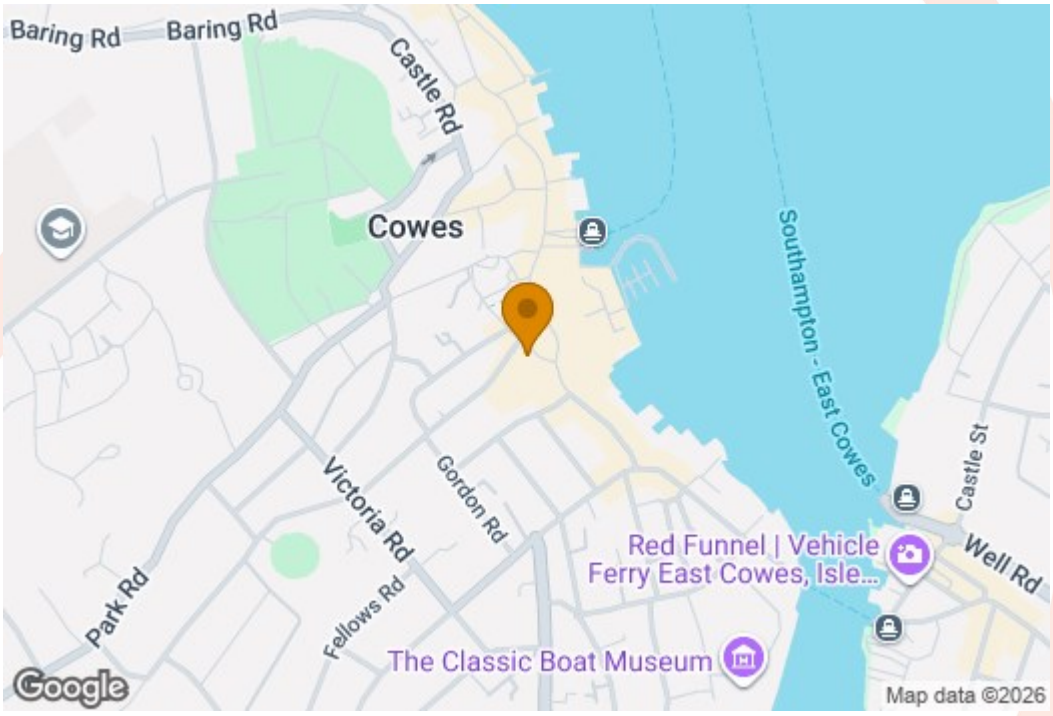
### Bathroom
Large built in cupboard housing Vaillant boiler. Panelled bath. Tiled shower cubicle. Low level WC and pedestal wash basin. Heated towel rail. Double glazed window.

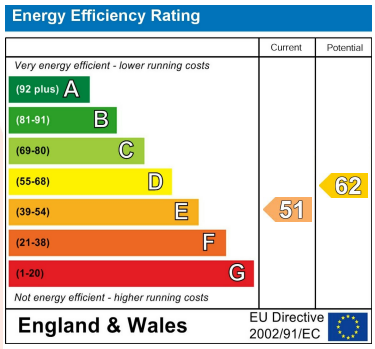
### Store
13'9" x 7' (4.19m x 2.13m)

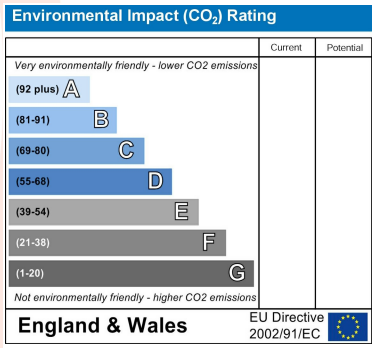
### Outside
To the rear of the shop and adjacent to the Flat Kitchen at ground floor level is a Courtyard area with access to the store.

### Tenure
1a Denmark road ,Flat above EPC Rating Current - 51 E Potential 62 D.
Flat 1a Council tax band B. Currently let on a Shorthold basis to long standing Tenants paying a monthly rental of £500 PA.



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