



MARVINS
ESTATE AGENTS



THE SHIP & CASTLE, 21 CASTLE STREET, EAST COWES, PO32 6RB

PRICE £360,000

Positioned in the heart of East Cowes on Castle Street, this desirable commercial property presents a great investment opportunity. The ground floor is currently leased to a Ship & Castle pub, and therefore generating income for the discerning investor. Above the Pub you will find a spacious three-bedroom apartment that spans the first and second floors. This well-appointed living space would be ideal for a variety of purchasers including those seeking an income from the property; it would very much suit a sailing crew given its close proximity to Marinas, and Floating Bridge Cowes.

The property benefits from its prime location, being in close proximity to ferry links, which enhances its attractiveness for both residents and visitors alike. The vibrant atmosphere of East Cowes, combined with the convenience of nearby transport options, makes this property a strategic choice for investment.

Whether you are looking to expand your portfolio or seeking a unique opportunity in the commercial sector, this property on Castle Street is not to be missed. With its dual income potential from the pub and the residential apartment this Freehold property offers a discerning investor a great opportunity.

COWES OFFICE

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THE APARTMENT

As part of the Freehold building is the Apartment arranged over the first and second floor. Details below:

Entrance Door to:

HALLWAY

Private entrance off Marsh Road. Stairs off to first floor. Radiator.

FIRST FLOOR

Stairs off to second floor. Radiator.

BATHROOM

Contemporary white suite with bath and shower over. WC. Vanity unit with wash hand basin. Heated towel rail. Door to outside roof terrace.

KITCHEN/DINER

Super bright room with a double aspect. Fitted with a range of contemporary units with integral double oven and gas hob, fridge freezer and dishwasher. Breakfast bar peninsula. Radiator. Spacious dining area/living space.

LOUNGE

Bay window offering views towards the River Medina. Radiator.

SECOND FLOOR

LANDING

Radiator.

BEDROOM ONE

Window with views over the River towards West Cowes. Radiator.

BEDROOM TWO

Window with side aspect. Radiator.

BEDROOM THREE

Window with side aspect. Radiator.

OUTSIDE

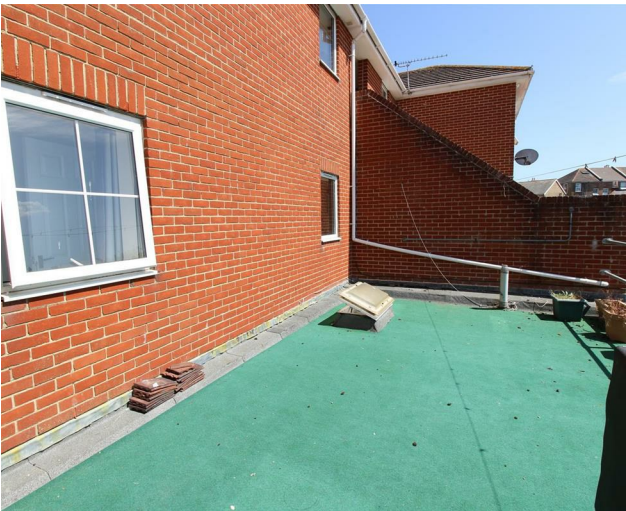
There is a roof terrace accessed via the Bathroom.

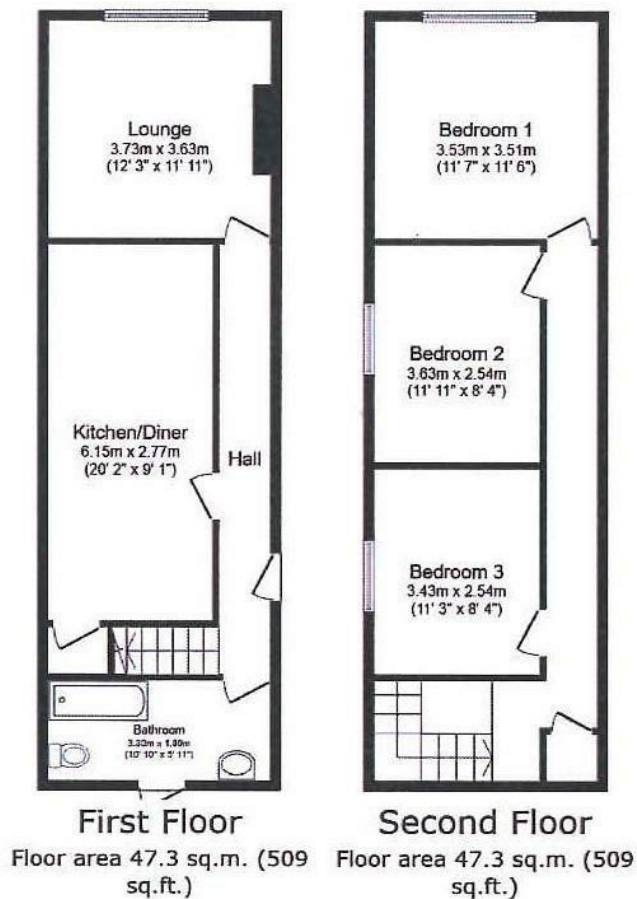
TENURE

The Property is Freehold.

The Ship & Castle Pub is leased and generates £15,000 per annum.

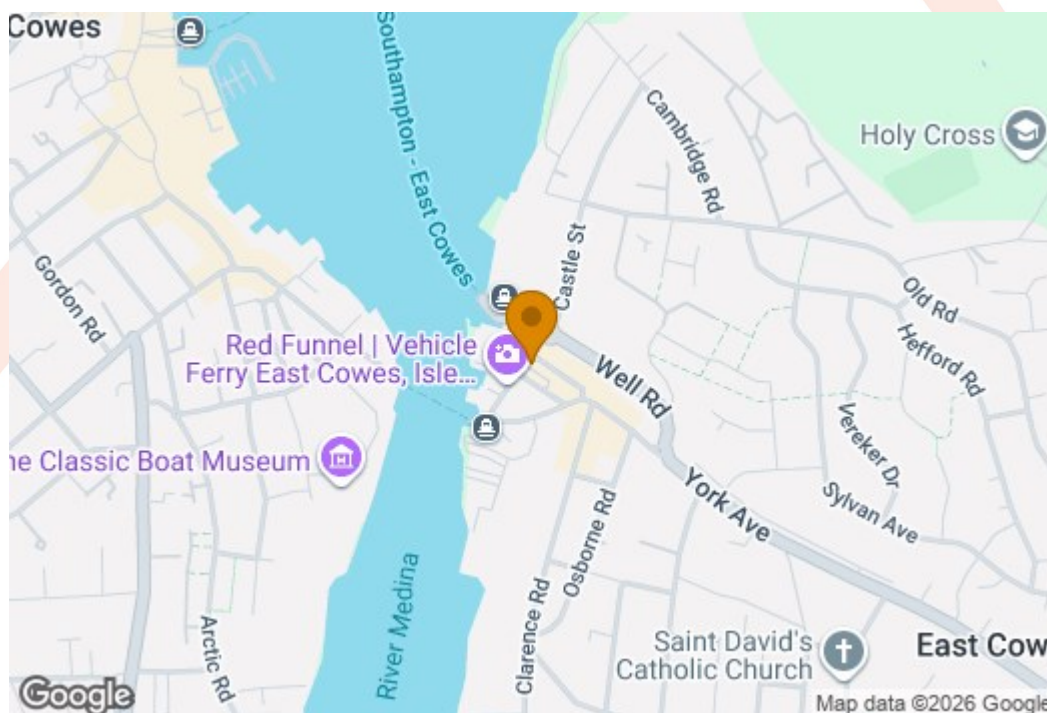






Total floor area: 94.6 sq.m. (1,018 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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