



118A HIGH STREET  
COWES, ISLE OF WIGHT



**A FOUR STOREY BUILDING OCCUPYING A PRIME POSITION COMPRISING A LET RETAIL UNIT, IN ADDITION TO A THREE STOREY APARTMENT OVERLOOKING THE YACHT HAVEN, CAPABLE OF PRODUCING AN ATTRACTIVE RENTAL INCOME.**

This characterful, period building forms the end of a terrace and backs onto the Yacht Haven over which there are good views towards The Solent and Hampshire Coast from the upper floors. The apartment has been run as a successful holiday let in recent years and there is also **planning consent to further enhance the accommodation including the creation of both a Juliet balcony at first floor level, as well as a roof terrace at third floor level, from which the views are superb.** In recent years rental income for the apartment has been around £20,000 per year whilst the shop unit is let as an investment property at around £10,000 per annum.

The apartment underwent significant renovation in 2007 Including significant structural works carried out sensitively to retain much of the original character, although some elements could now do with refreshing.

In all, this provides a rare opportunity to acquire a good sized apartment capable of sleeping 6 to 7 in a prime central position with sea views and unrivalled access to the Yacht Haven, shops, restaurants with the high speed Red Jet ferry crossing to Southampton being a couple of minutes walk away.

The contents and furnishings of the apartment in addition to the existing website are available by separate negotiation.

## ACCOMMODATION

### 118A HARBOUR VIEW

The apartment has its own front door to the rear of the building leading to a Hallway and staircase to:

#### FIRST FLOOR

**LANDING** Understair cupboard, intercom.

**KITCHEN/BREAKFAST ROOM** Fitted with a matching range of base and wall cupboards with solid Oak worksurfaces and integral appliances including oven, hob with extractor over, washing machine and dishwasher. Space for fridge. Further built-in cupboards and wall-mounted Vaillant gas-fired boiler. A large window provides views over the marina to the Solent beyond.

**SITTING ROOM** A nicely proportioned room with an outlook over the High Street. Chimney breast with electric fire and built in bookshelving and cupboards to one side.

#### SECOND FLOOR

**BEDROOM 2** A spacious double or twin room with an outlook over the High Street and understair cupboard.

**BEDROOM 3** A bunk room with views over the Harbour entrance and Solent.

**BATHROOM** Bath with mixer tap and separate shower over, shower screen and tiled surround. Wash basin and WC.

#### THIRD FLOOR

**BEDROOM 1** A double bedroom with a Velux window with superb views over the Marina, Harbour entrance and across the Solent to the Hampshire Coast. Built-in hanging space and shelving. Wall mounted television point.

**SHOWER ROOM EN-SUITE** A walk-in shower with tiled surround, wash basin set in a tiled worksurface with large mirror above, shelving and WC.

**GROUND FLOOR SHOP UNIT** Extending to approximately 280 sq.ft with toilet facilities, let until June 2023 at a rental of £10,000 per annum. The landlord is

responsible for the building, roof etc. The tenant is responsible for the shop only and their own building insurance.

A shared gated pedestrian access leads to a wide block paved path leading to the rear of the property, over which there is a Right of Access to Marina View, along with the adjacent properties.

**SERVICES** Mains water, electricity, drainage and gas. Gas fired central heating to the apartment.

**EPC Rating** (for 118A) D

**TENURE FREEHOLD.** The shop is let as mentioned above and the apartment has holiday lets booked over the summer.

**PLANNING** Planning consent reference 20/02258/HOU was granted on 18th January 2021 for the addition of a roof terrace, first floor Juliette balcony and other internal alterations. Plans are available from the selling agents.

**POSTCODE** PO31 7AX

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

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**118 High Street**  
Approximate Gross Internal Area  
1233 sq ft - 114 sq m

