

SPENCE WILLARD



Unit 5, Pimento House, Number One The Parade, Cowes, Isle Of Wight, PO31 7QJ

A fantastic opportunity to purchase an investment property in a prime waterfront location in Cowes.

**VIEWING**

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**Location**

Situated on Cowes Parade this office has fantastic views over the Solent within a mixture of various neighbouring commercial and residential properties. 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 available on The Parade.

**Retail Unit/Offices**

A ground floor office/retail unit with double aspect windows to the front, along with a number of separate offices and meeting rooms to the rear (including rear access), a photocopier/plant room, shared WCs and kitchen. The front office space also has air conditioning, wooden floors and spotlights.

All elements of the unit are now vacant and provide an indicative rental value of c.£16,000 per annum.

**Terms**

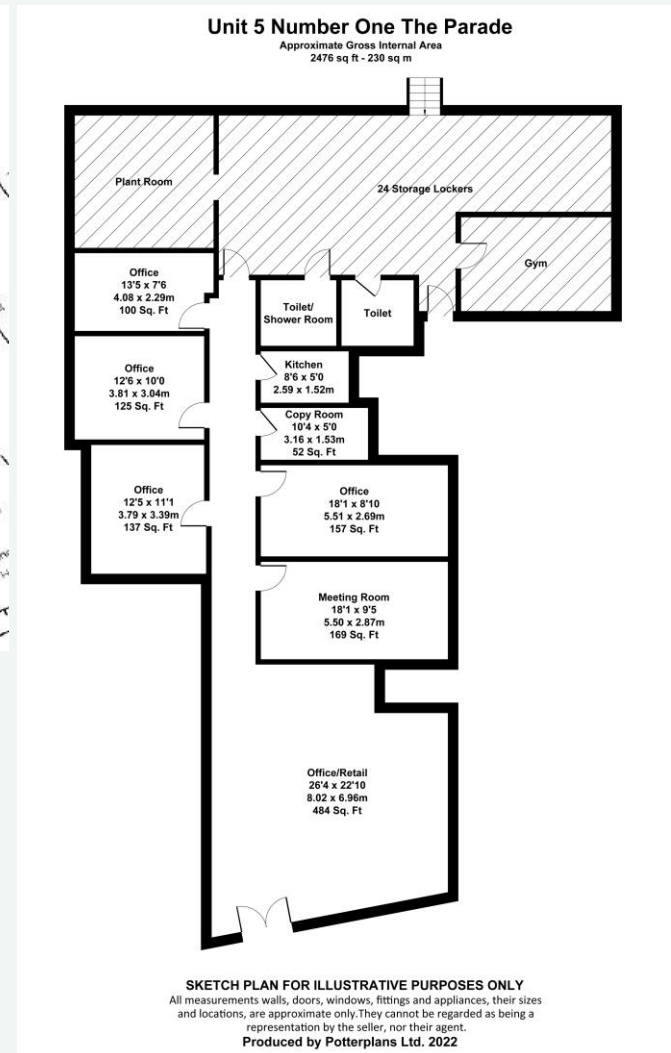
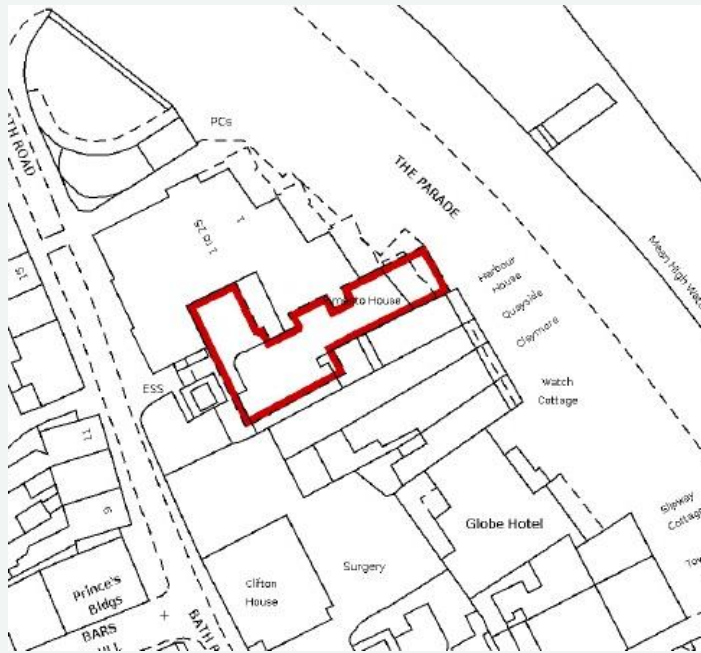
Our client is asking for £185,000 for this property, on a long leasehold basis, 999 years from 2007 to include the current licences to occupy in place.

**Business Rates**

The VOA shows each unit is individually rated for business rates. Enquiries can be made at: [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search).

**Viewings**

All viewings to be arranged via the selling agents. Due to the nature of the tenancies in place at least 48 hours' notice will need to be given for viewings.



**Tenant Rent (per annum)**

Front office	484 sq ft	£7260
Conference Room	169 sq ft	£2228
Office to rear conference room	157 sq ft	£1884
Photocopying Room	52 sq ft	£624
Former Insurance Broker Office	137 sq ft	£1644
Unit 6 Former Insurance Broker Office	125 sq ft	£1500
Office 7 Former Insurance Broker Office	100 sq ft	£1200

TOTAL: £16340

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