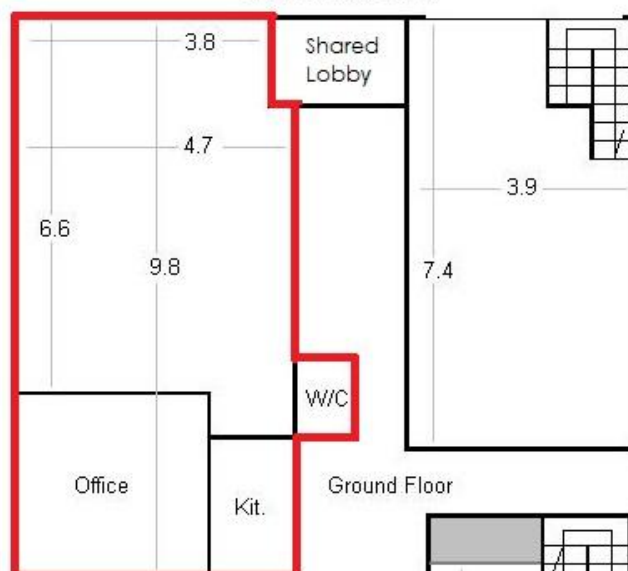


# HIGHLY VISIBLE UNIT IN COWES HIGH STREET



- Part of prominent building located at the junction of Market Hill and the High Street in the heart of Cowes.
- The right-hand unit is available and runs to a total of 43m<sup>2</sup> (462ft<sup>2</sup>)
- Would suit use as retail or office accommodation
- Available by way of a new lease at **£11,000** per annum

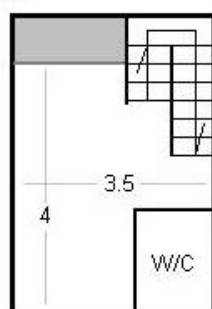
Cowes High Street



73 High St Cowes IOW

Schematic sketch plan for illustration only and not to scale.

All measurements are approximate and are in metres



Basement

## LOCATION

73 High Street occupies a prominent corner location in Cowes High Street providing high visibility to passing trade and is amongst a variety of occupiers that include shops, estate agents, banks and restaurants, ensuring that this popular area of the town remains vibrant throughout the year. Cowes is an internationally renowned yachting centre with a buoyant social and racing scene, bringing high spenders to the town during the season and beyond with many specialist and class regattas extending the core season. A resident population of around 18,000 people provides a foundation for the off-season trading. Numerous multiple leisure operators are represented in the town including Murphy & Nye, Musto, Crew, Henri Lloyd, White Stuff, Fat Face, Chatham, Quba, Slam, T & G as well as the more traditional retailers including the likes of Day Lewis, Sainsbury and Marks and Spencer Simply Food

## DESCRIPTION

Situated at 73 High Street, the accommodation is on the right-hand side of the property (when viewed from the front) and runs to a total of approximately 43m<sup>2</sup> (462 ft<sup>2</sup>). The unit presents well and benefits in part from suspended ceiling, Cat II lighting, telephone & data connections, staff WC's and kitchen facility. The unit has recently been used as an office, but would suit retail or other uses, subject to the landlord's and any other relevant consent. Please see floor plan overleaf for further detail

## TERMS

Available by way of a new lease at **£11,000** per annum. The intending tenant will be asked to cover the landlord's legal costs in setting up the new lease. All other terms by negotiation

## UNIFORM BUSINESS RATE

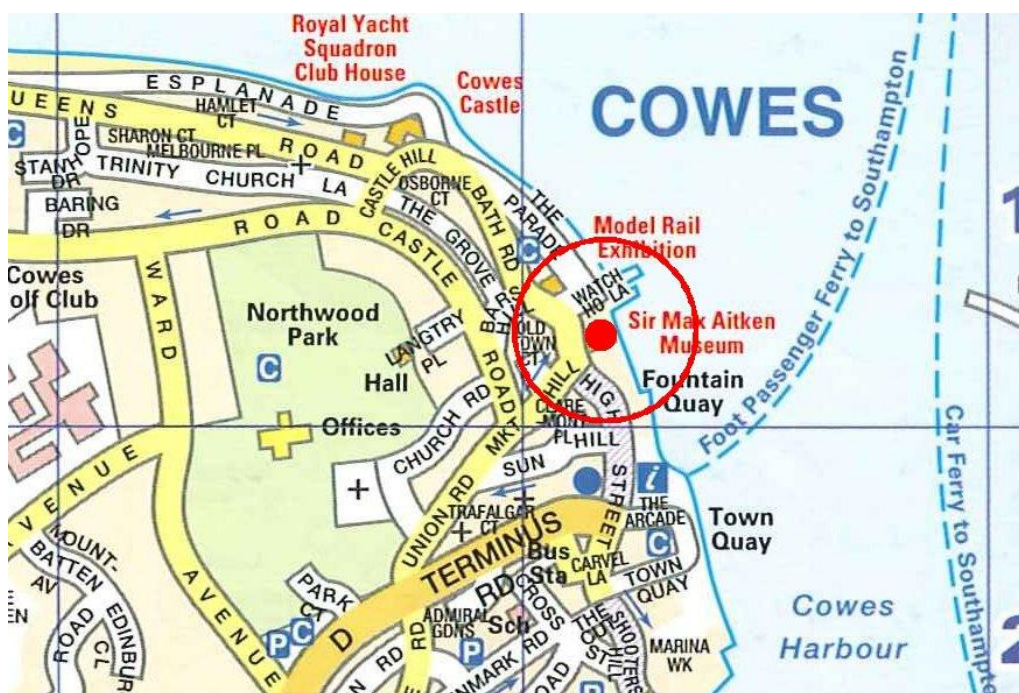
Rateable Value: TBA

2024/2025: 54.6p without small business relief. Interested parties should make their own enquiries of the Isle of Wight Council to confirm any rate liability or rate concession that may be applicable by telephoning Business Rates on 01983 821000

## VIEWING

Strictly by appointment with sole agents Gully Howard Commercial Property, Suite 11 Salisbury Gardens, Dudley Road, Ventnor PO38 1EJ. Call Gavin Chambers or Dot Lucy on 01983 301 434.

E: [gchambers@gullyhoward.com](mailto:gchambers@gullyhoward.com) or [dlucy@gullyhoward.com](mailto:dlucy@gullyhoward.com)



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