

SCOTCHER & CO

C O M M E R C I A L

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EARLY INSPECTION IS ADVISED BY INTERESTED OWNER-OCCUPIERS OR INVESTORS/DEVELOPERS OF THIS EXTENSIVE DETACHED PROPERTY, INCLUDING FORMER COMMERCIAL SPACE WITH ASSOCIATED LIVING ACCOMMODATION.



**1 PALLANCE ROAD
NORTHWOOD
COWES
ISLE OF WIGHT
PO31 8LN**

Occupying a high profile location on the corner of Pallance Road, and with Cockleton Lane and Place Road, the latter being one of the main thoroughfares into Cowes itself, the property is currently configured as a former Post Office and ancillary accommodation, plus a former hair and beauty salon, both on the ground floor. The property also benefits from comfortable and well-presented living accommodation over the ground and first floors, and should be viewed to be fully appreciated.

Northwood itself is an extensive residential area just to the south of Cowes, which is noted both nationally and globally as a marine centre, and local traders benefit from a year-round trade, supplemented considerably during the seasonal months, not least by Cowes Week and associated regattas. The town also provides excellent communications to the mainland via Red funnel's cross-Solent hi-speed Red Jet passenger ferry service.

With clear potential for further development or conversion, or alternatively for partial continued commercial use, the property is detached and of conventional construction, with further details as briefly outlined overleaf.

PRICE GUIDE - £295,000 FREEHOLD

These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy.

All measurements are approximate.

Unless otherwise stated, all prices and rents are quoted exclusive of VAT

Scotcher & Co. is a trading name of A.F.S. Properties Ltd. Company Reg. No. 4765406 - England. Directors: Mr A.F. Scotcher, Mrs S.J. Scotcher (Company Secretary)
Registered Office: Bright Brown, Exchange House, St Cross Lane, Newport, Isle of Wight, PO30 5BZ

ACCOMMODATION

GROUND FLOOR

Former Salon: Comprising three inter-connecting areas: the main salon of some 17'2" wide x 18'9", a central area of some 13'3" x 13' and of irregular shape, and a rear treatment room of some 9'8" x 6'6". An internal lobby and kitchenette area with adjacent WC links the salon with the main living accommodation.

Former Post Office: Comprises a former customer area of some 14'4" x 9'10" with counter/'fortress' area behind of some 15'7" x 9'8", and supplemented by an inner storeroom of some 10'7" x 10'1". Again, this accommodation communicates to the rear with the main living accommodation.

Living Accommodation: At **ground floor** is a sitting room of some 20'3" x 11' with sliding double-glazed doors to rear courtyard garden; a main lounge of some 14' x 11'; second lounge of some 14' x 11' with open fire and brick surround, plus an archway communicating to; kitchen of some 14'1" x 5'10" with a range of floor and wall fittings, and sliding doors to the courtyard garden. A central staircase leads up to...

The **first floor**, comprising a spacious landing leading to bedroom 1 of some 12'2" x 12' with a range of fitted wardrobe cupboards; bedroom 2 of some 14' x 14' with fitted wardrobe cupboards and central dresser unit; bedroom 3 of some 14'2" x 8'10" with wardrobe cupboard and second storage cupboard housing the Vaillant wall-mounted gas-fired boiler and insulated hot tank; bathroom with paneled bath and electric shower, close-coupled WC, vanity basin and tiled splash-back walls.

EXTERNAL

A useful forecourt area to the front of the salon, a driveway/hard-standing off Pallance Road, and the attractive mature courtyard-style gardens, which are a real feature of this property.

SERVICES

Water, electricity, drainage and gas are all understood to be connected. The residential areas feature gas central heating to a radiator system. Interested occupiers are always advised to check suitability and availability of mains services to their own satisfaction, and please note that Scotcher & Co have not checked the serviceability of any fixtures, fittings and equipment, including the heating system, as it is the responsibility of a purchaser to satisfy themselves in that regard.

EPC

TBC – Being Commissioned.

COUNCIL TAX

Band 'C'.

RATEABLE VALUE

As of April 2023 – Former Post Office @ £3,350 / Former Salon @ £3,850. UBR 2025/26 @ 49.9p in the £.

Providing any occupier also qualifies, the premises should qualify for complete small business rates relief. Applicants may wish to verify this information with the Rating Office on 01983 823920.

PLANNING

Interested applicants are advised to make any necessary planning enquiries of the IW Planning Unit on 01983 823552.

TENURE

Freehold.

POSSESSION

Vacant possession upon legal completion.

PRICE GUIDE

£295,000.

LEGAL COSTS

Each party to bear their own legal and professional costs in this matter.

VAT

We are not aware of any VAT liability in respect of this property. However, interested applicants should always check the VAT status of any property to their own satisfaction.

VIEWING

VERY STRICTLY by appointment via the agents through whom all discussions and negotiations must be conducted.

REFERENCE

18062025/1PallanceRoad-Cowes/18-Jun-25

ADDITIONAL PHOTOS

Further photographs and high-resolution copies are available upon request.

