

55 CROSS STREET

Cowes, Isle of Wight PO31 7TA

FREEHOLD RESTAURANT AND BAR WITH STYLISH OWNER'S ACCOMMODATION **PRICE GUIDE £725,000**





KEY HIGHLIGHTS

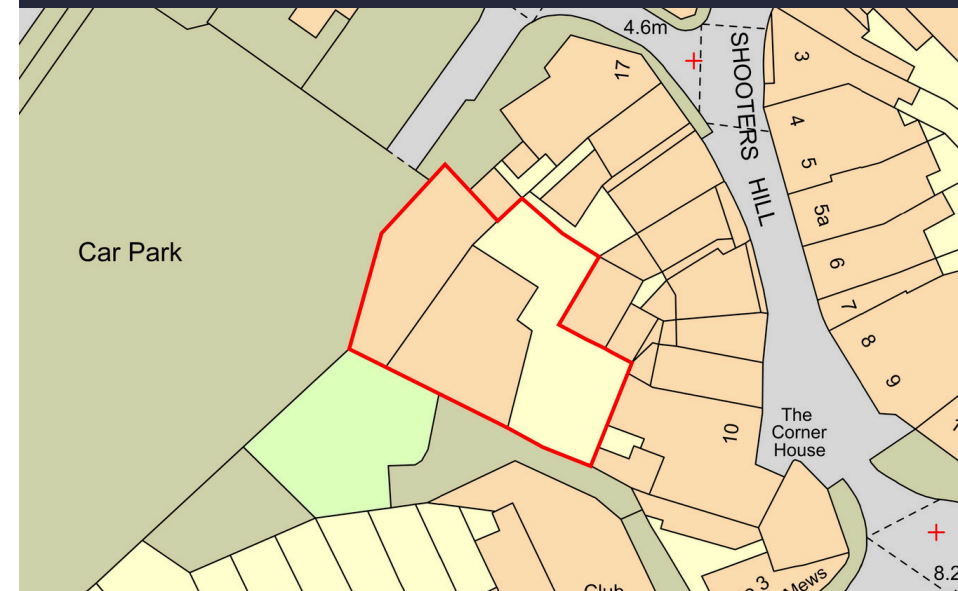
- **Unique commercial and residential opportunity owned since 2011**
- **Currently run as bar and restaurant dining and events venue with wider scope for other business uses (STPP)**
- **Highly sought after central Cowes location**
- **Character converted former School House**
- **Approximate GIA commercial (1,152 sq ft) and residential (1,672 sq ft)**
- **Freehold £725,000**
- **Street View Link - [Click Here](#)**

LOCATION

Moocow is located on the Isle of Wight in the centre of Cowes benefiting from being within walking distance to the RedJet Ferry terminal. The property occupies a prominent position just a few metres behind the main pedestrianised High Street where you will find a wide variety of independent retail and hospitality businesses. Located immediately adjacent is the Cross Street car park (69 spaces/EV).

Cowes is a busy harbour town; the waters of the Solent play host to the annual Cowes Week Regatta, Round the Island Race and a host of other sailing events and attracts significant visitors throughout the season.

Cowes and East Cowes have a combined total population of approximately 14,370 with the Isle of Wight 140,400 (2021 Census).



DESCRIPTION

The property comprises of two distinct attached buildings with the restaurant being single storey with rendered and painted elevations under a flat roof. The living accommodation is single storey converted Victorian penny day school of stone construction under a pitched slate roof. To the rear, unique for this area, is a landscaped multi terrace garden.

COMMERCIAL SPACE

The contemporary, bright and vibrant interior benefits from a long glazed return frontage with bi-fold doors. Currently the configuration provides an open plan kitchen and fitted bar servery with a separate preparation and wash-up room. The customer space features an open plan dining area for 30 customer seats (100 standing for functions) and soft seating. The fixtures and fittings are primarily of a high end design and include Corian worktops and a Dik Guerts log burner. Approximate GIA 1,152 sq ft.

LIVING ACCOMMODATION

The residential element to the property is highly desirable. This former school house has been extensively renovated, retaining some of the original features. An open plan living space with bespoke kitchenette including Quooker tap, a large bedroom, modern bathroom, separate utility room and a substantial mezzanine area. Approximate GIA 1,672 sq ft.

EXTERNAL

The space here is totally unique for the area, with two interconnected walled terraced areas which can be used as commercial or private spaces. These areas are designed in a Mediterranean style; features include paved and artificial grass ground cover, concrete outdoor kitchen, composite decking and white washed walls.

THE BUSINESS

The business for the past 13 years of ownership, has become renowned across the Island as a bar, restaurant and events venue, but could lend itself to wide range of commercial orientated uses. MooCow is a sustainable "lifestyle business" currently operating just two days of the week; there is scope to extend trading days to meet demand. Please visit the [MooCow](#) website for more information.

ENERGY PERFORMANCE, SERVICES & RATES

EPC C - 69. We understand all mains services are connected. The 2023 Rateable Value is £7,600. This is not the rates payable. Council Tax Band C.



55 Cross Street Cowes, Isle Of Wight, PO31 7TA



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | June 2025

PREMISES LICENCE

The property benefits from a premises licence granted by Isle of Wight Council (number 052042) which permits the sale of alcohol daily 10:00 - 00:00.

TENURE & TERMS

Freehold Title (IW7260). Guide price £725,000.

The property will be sold with vacant possession upon completion. Fixtures and fittings which are owned outright by the vendor can be acquired by separate negotiation; stock can also be purchased in addition at valuation on completion of a sale.

LOCAL AUTHORITY & PLANNING

Isle of Wight Council. We understand the property is considered to be Use Class E (Commercial) with part C3 (Residential). We recommend interested parties seek independent advice on all planning matters.

CONSERVATION

The residential accommodation is situated in the early 19th century former Old Penny School building which is Grade II listed. The property is within the Cowes Conservation Area.

VIEWINGS

We recommend a visit to the locality in the first instance before a formal viewing, however, our clients would welcome a conversation about the opportunity in person if visiting. Viewings can also be conducted remotely via video. All other enquiries should be directed to the sole selling agents, Savills.

CONTACT

For further information please contact:

Chris Bickle MRICS

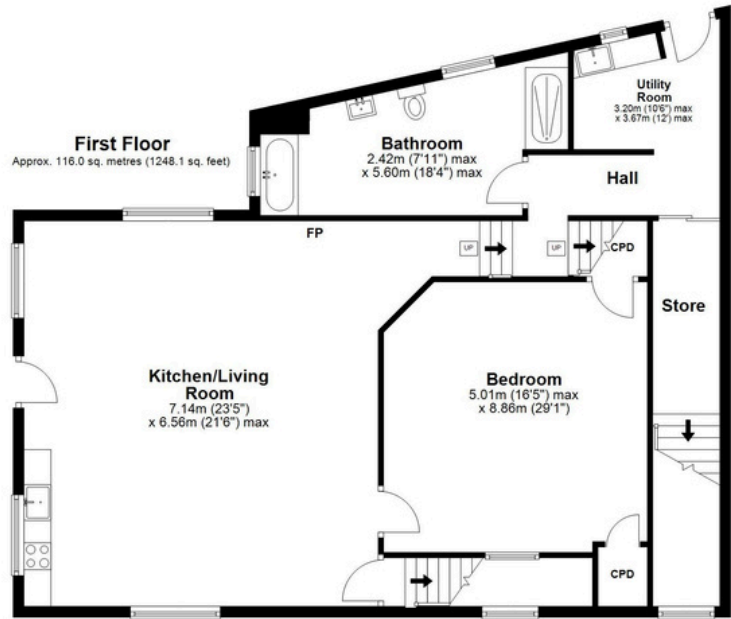
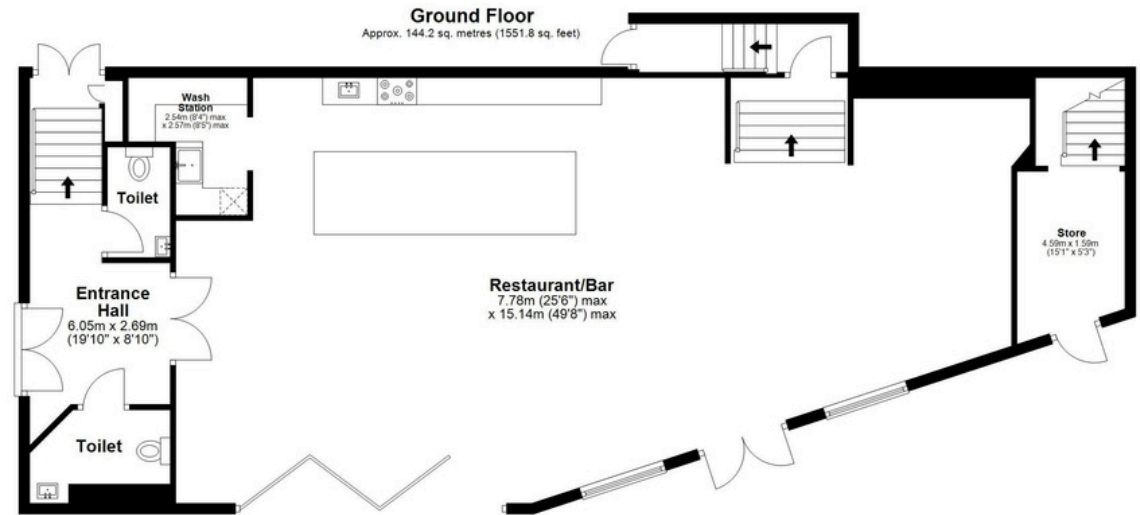
Harry Heffer

Director
cbickle@savills.com
+442380713943

Graduate Surveyor
harry.heffer@savills.com
+447929085103



All floor plans (not to scale)



Total area: approx. 299.5 sq. metres (3223.9 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk
Plan produced using PlanUp.