

perkinsfox

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RETAIL PROPERTY



7 High St, Cowes ISLE of WIGHT PO31 7SA RETAIL UNIT TO LET Subject to V.P.

Location

Cowes is the very busy harbour town which is host to the famous Regatta each year. The property is prominently located in the centre of the prime pitch with adjacent traders including **M & Co, Joules, White Stuff, Henri Lloyd, Marks & Spencer, Sainsburys etc.**

Accommodation

The property is arranged on ground floor only with rear servicing and parking for 1 vehicle.

Floor Area	Sq M	Sq Ft
Ground Floor	200	2,152

Lease

The shop is available on a new FRI lease for a term of 15 years subject to an upward only review at the expiry of the 5th year.

Rent

We are seeking rental offers in the order of **£35,000pax** exclusive of VAT.

Rates

The premises have been given a rateable value of £20,000 in the 2017 list.
(Rate in £ 51.2 pence or 49.9pence small business 2020/1)
Interested parties are strongly advised to make their own enquiries.

VAT

The property has been elected for VAT purposes.

Energy Performance Certificate (EPC)

Energy Performance Asset Rating **D**
Full EPC report and certificate are available on request.

Viewing and Further Information

Viewings strictly by appointment with the sole agents:

Michael Perkins
Perkins Fox
34 South Molton Street
London
W1K 5RG

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