



DOWN HOUSE
YORK AVENUE
EAST COWES
ISLE OF WIGHT PO32 6RR

£25,000 PER ANNUM

A great opportunity to rent this former medical centre in East Cowes.

Location

East Cowes is located to the North of the Island and provides ample amenities in the town. East Cowes is an area of the Island which has seen significant inward investment with a new Waitrose store having recently opened and a proposed new marina complex and hotel on the way. Located on York Avenue adjacent to the Former Frank James Hospital which is also undergoing conversion and the recreation ground.

Description

Offered to let as either D1 medical use under the Use Classes Order with permitted change to A1 retail, A2 financial and professional or A3 restaurant and café, the site would suit a variety of other uses subject to gaining the necessary change of use/planning consents.

The unit offers approximately 580 sq m (6242 sq ft) of accommodation over two floors. The main building is split into office/clinic space with waiting areas, staff areas and amenities. There is also off road parking accessed from York Avenue for approximately 20 + cars.

There is also a Coach House set up for clinical use offering approximately 60 sq m (645 sq ft) of accommodation.

The property is arranged as such that it could easily be subdivided under separate negotiation.

Terms

Our client is asking £25,000 per annum for a new FRI lease for the property.

Business Rates

The rateable value shows £20,750, rates payable approximately £9,940 per annum.

Viewings

All viewings to be arranged through HRD Commercial. Please contact 01983 527727.

Misrepresentation Act 1967

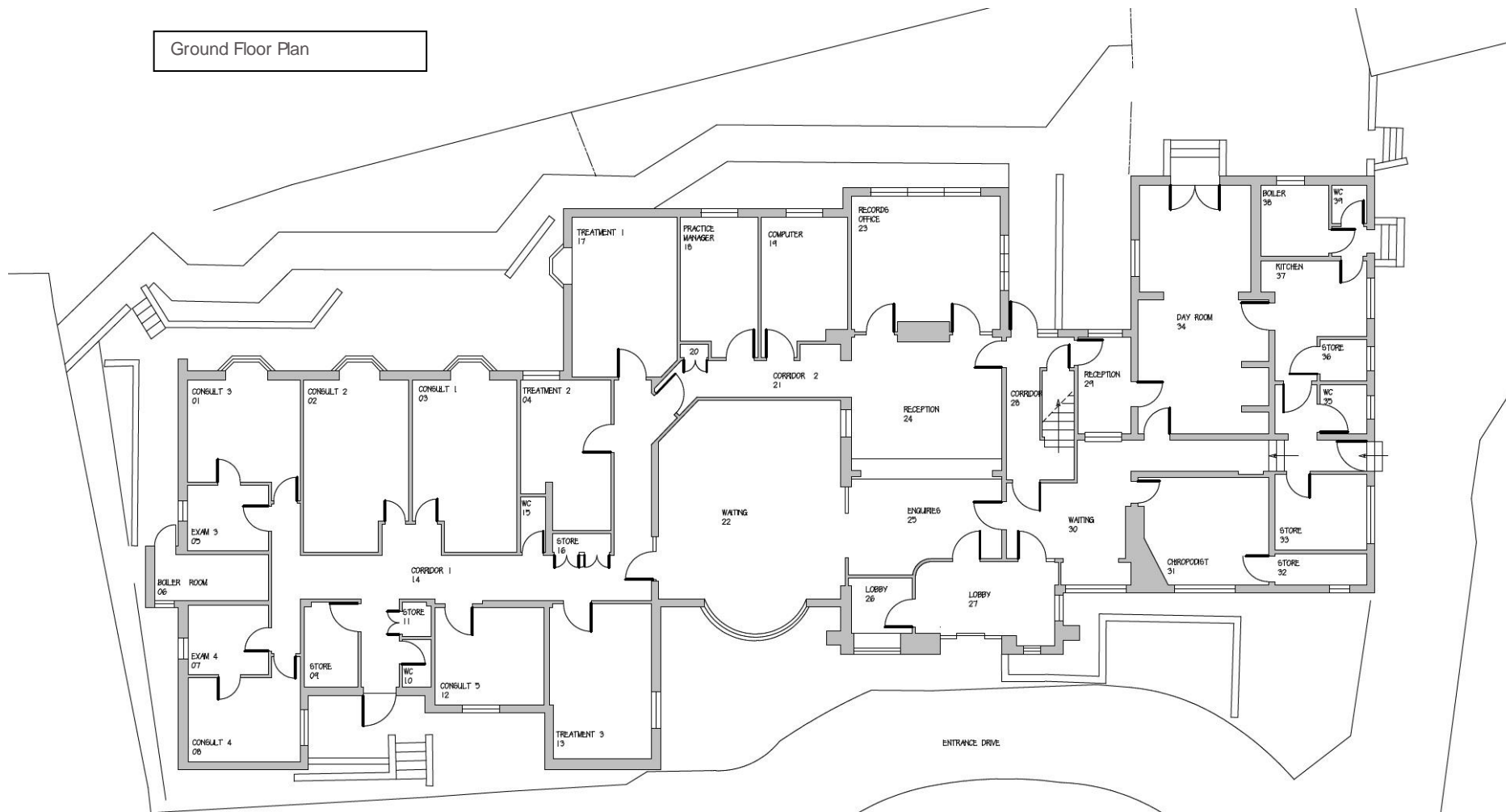
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Hose Rhodes Dickson Commercial

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Hose
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Ground Floor Plan



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First Floor Plan

