

Units 1, 2 and 3, Serendipity House The Mews, Church Road, Shanklin, PO37

6NU

Offers In The Region Of £250,000

EPG Rating: D Council Tax Band: D

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An exciting and highly versatile opportunity situated in the heart of the Old Village in Shanklin, House comprises two ground floor retail units and a two-bedroom residential flat above, all offered for sale as a single lot.

Constructed around 2011, the property was designed with mixed-use functionality in mind and offers tremendous flexibility for a variety of future uses, subject to the necessary consents. The flat is accessed via its own private staircase and benefits from light, spacious accommodation with a modern layout and finish. The two retail units offer excellent potential for continued commercial use or for possible conversion to residential use, subject to planning permission.

With three allocated parking spaces and a quiet position tucked away just behind the main road, this property is ideally located to benefit from both seasonal trade and lifestyle appeal, making it equally suitable for owner-occupiers, investors, or those seeking a live/work arrangement in one of the Isle of Wight's most desirable and characterful areas.

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Total floor area: 107.4 sq.m. (1,156 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) <b>A</b>                          |  |                            |           |
| (81-91) <b>B</b>                            |  |                            |           |
| (69-80) <b>C</b>                            |  |                            |           |
| (55-68) <b>D</b>                            |  | 64                         | 64        |
| (39-54) <b>E</b>                            |  |                            |           |
| (21-38) <b>F</b>                            |  |                            |           |
| (1-20) <b>G</b>                             |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>2002/91/EC |           |