



Benzie, 61 High Street, Cowes, PO31 7RL

By Auction £900,000



Situated in the High Street, Benzie's comprises a commercial ground floor shop area and includes three upper floors of accommodation that include 1/2 sitting rooms and 3/4 bedrooms with 2 shower/bathrooms. At the top of the building is a hidden staircase leading to the observatory with 360 degree views across Cowes and the Solent. An amazing opportunity, not to be missed!! Chain Free!!

Benzie - A Cowes institution with accommodation

BUSINESS AND STOCK BY SEPARATE NEGOTIATION

An incredible chance to purchase a piece of Cowes history, Benzie's of Cowes. Situated in the High Street, Benzie's has the commercial ground floor shop area and includes three upper floors of accommodation that include 1/2 sitting rooms and 3/4 bedrooms with 2 shower/bathrooms. At the top of the building is a hidden staircase leading to a 'turret' with 360 degree views across Cowes and the Solent.

The shop, with its listed frontage, leads to an office, large workshop, staff kitchen and cloakroom. The accommodation can be accessed from its own separate secure entrance or through the showroom. In addition there is also a garden. Located within the heart of Old Town Cowes, Benzie's is a destination in its own right and this most attractive property combines history with prime location.

History of Benzie's

The Yachtman's Jewellers

The firm was established in 1862 by the Mr. Simpson Benzie. Through his artistic application of nautical subjects to jewellery, the founder of the business gained a world-wide reputation. He was the first to design a clock to strike the ship's bells and maintained the "Benzie Ball" on top of the building. It was dropped at the stroke of 1200hrs GMT and was for many years the chief time-keeper for the Royal Navy in the Eastern Solent. This ball was lost - possibly as a result of enemy action during the Second World War. A Benzie clock hung on a bulkhead on the Royal Yacht, Britannia.

His son took an active interest in the concern from 1891 and when Simpson died in 1915, his son followed on similar working lines. Benzie's has served the cream of society for more than 130 years, at various times during this period it has proudly held no fewer than eight Royal Warrants: H. M. King George V., in 1910; H. M. the Queen, 1912; H. M. King Edward, 1901; H. M. Queen Alexandra, 1901; H. M. Queen Victoria, 1885; H. R. H. the Prince of Wales, 1884; H. M. King of Greece, 1886.

PLEASE ENQUIRE DIRECTLY TO SOLE AGENT McCARTHY & BOOKER regarding the purchase of the business as a going concern and stock (available by separate negotiation)

A shop where the jewellery is hand-crafted and where the traditions of service reach back to Queen Victoria.

Benzie jewellery is of the finest quality. Heirloom pieces to remind you of your love of the sport and your love for the wearer.

Benzie stocks some of the world's most prestigious watch brands such as Rolex, Breitling, Raymond Weil, Rado, Gucci, MontBlanc, Hugo Boss and many more.

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Showroom/Commercial Area

BUSINESS AND STOCK BY SEPARATE NEGOTIATION

The commercial element of this property spreads out across the whole of the ground floor.

Crossing the mosaic tiled threshold, you cannot miss the name 'Benzie' beautifully written underfoot. This gives a taste of a bygone age and carries on inside to the showroom with its deep green carpet and walls surrounded by dark wood, where jewellery cases and cabinets show the treasures within. Beyond this room is a large workshop, a separate kitchen and cloakroom.

Accommodation

A separate entrance door from the High Street, avoiding the commercial part of the building, opens into a hallway with a staircase that leads you up to the three floors above.

First Floor:

The wide landing has lots of storage cupboards and leads to the reception room and a large kitchen which, in turn, provides a route to the rear garden. Within the kitchen there are many cream coloured base and wall units, space and plumbing for a washing machine and dishwasher, room for a fridge freezer and an integrated single oven and gas hob.

The sitting room has all the period features you would expect with a fireplace, large square bay window with a low window seat and high ceilings which provide a bright and airy room.

Second Floor:

This level has a large fully tiled bathroom, separate cloakroom, double bedroom and another generously sized bedroom which could be utilised as further reception room.

Third Floor:

Replicating the lower floor, this has a large bedroom at the front, another double at the rear and a spacious shower room. The hallway has two storage cupboards either side of a secret doorway that leads to the observatory at the very top of the building.

Observatory:

Climbing a short narrow flight of stairs there is a fully glazed room that gives fantastic 360 degree views of Cowes and out to the Solent.

Garden

The garden is reached from either the ground floor and climbing a short flight of steps up to area or directly from the first floor.

There is an apple tree and space for garden furniture.

Further Information

Tenure: Freehold

Gas central heating

EPC: E (Upper floor apartment)

Council tax band: B (Upper floor apartment)

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This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the



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Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

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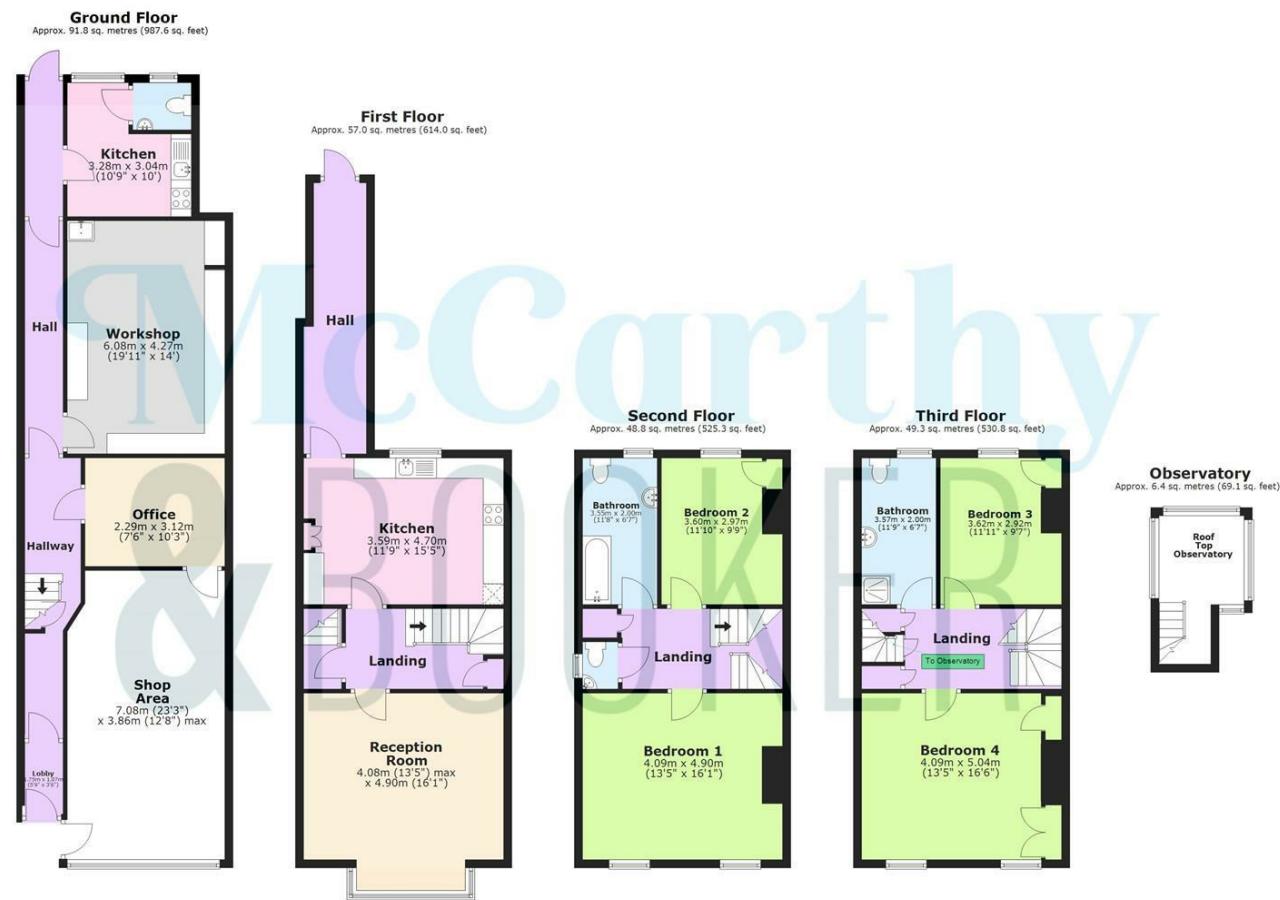
Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



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