



FOR SALE

157 Eastney Road
Southsea, Hampshire, PO4 8EA



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Key Features

- Well-established local thoroughfare connecting the residential areas of Eastney and Milton
- Strong local footfall and good accessibility
- Open plan retail space with rear courtyard and converted garage
- First floor one bedroom flat which is currently let
- Freehold interest
- Offers in excess of £210,000
- Nearby occupiers include Coop, Ladbrokes, Bransbury Park Butchers and Tesco Express





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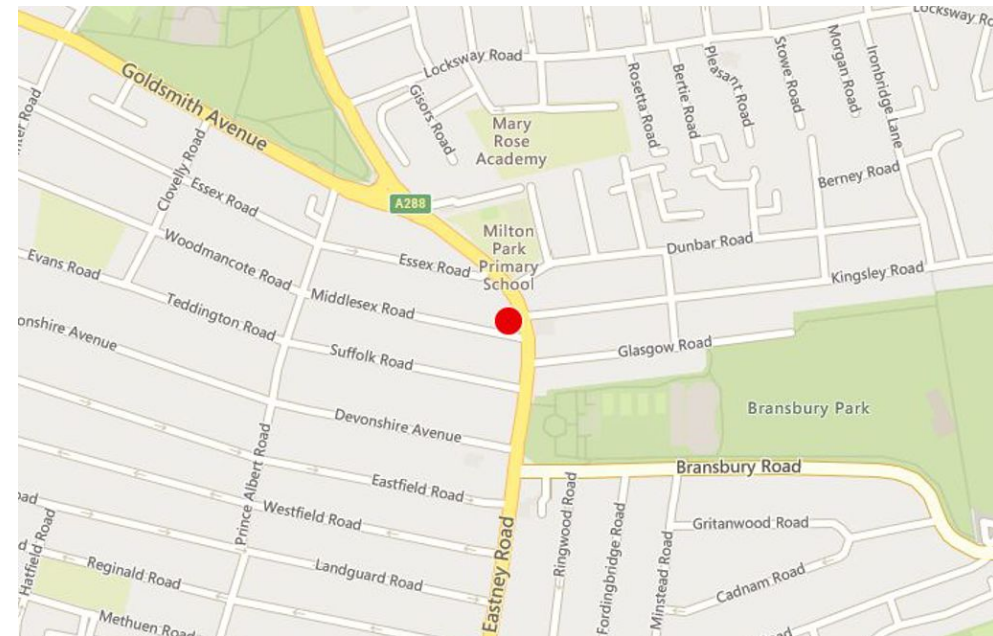
Location & Situation

Portsmouth is the second largest city in the county of Hampshire and the second most densely populated city in the UK, after Inner London. It is situated approximately 66 miles south-west of Central London, 53 miles west of Brighton and 20 miles east of Southampton.

The city benefits from excellent road communications, being situated at the junction of the M27 and A27, with connections to the M3 and A3(M), providing convenient access to London and the wider national motorway network.

The property is situated on Eastney Road, within the established suburb of Eastney, and occupies a prominent position on a well-established local thoroughfare connecting the residential areas of Eastney and Milton. The location benefits from established local footfall and good accessibility, with the Eastern Road (A2030) and M27 motorway network readily accessible.

Nearby occupiers include Co-op, Ladbroke's, Bransbury Park Butchers and Tesco Express, providing a range of convenience retail and local services which contribute to the established nature of the location.





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Description & Accommodation

The property comprises a terraced property, with the subject accommodation being a ground floor retail unit, with a self-contained one-bedroom flat on the first floor.

The property also benefits from a small courtyard, and garage to the rear of the building.

The accommodation has the following approximate floor areas:

Area	Sq Ft	Sq M
Ground Floor Sales	362	33.63
Ground Floor Ancillary	162	15.05
First Floor Flat	401	37.25
Garage	161	14.96
Total	1,086	100.89





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Rateable Value

Rateable Value (2023): £4,700.

Council Tax Band : A

The occupier may be entitled to 100% Small Business Rate relief.

EPC

We understand the property has the following EPC ratings:

Shop - C (expiry 03.08.2036)

Flat - D (expiry 12.02.2030)

Planning

We understand that the ground floor premises benefit from Class E (Commercial, Business and Service) use under the Town and Country Planning (Use Classes) Order 1987 (as amended), whilst the first floor benefits from Class C3 (Dwellinghouses) use.





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Terms

We have been instructed to market the property with vacant possession and seek offers in excess of £210,000 for the freehold interest subject to contract and tenancy.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand that the property is not elected for VAT.

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

Please contact the sole agents Flude Property Consultants:

Sebastian Martin
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07800 562509

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

14 August 2026

