



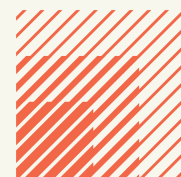
Second Chance House

Somers Road, Portsmouth PO5 4NS

FOR SALE

5,814 sq. ft (540.17 sq. m)

On a site of 0.19 Acres



**HELLIER
LANGSTON**

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Detached Business Unit

Description

The property comprises a detached two-storey business unit with ancillary basement accommodation. It is of steel frame construction, with part brick and part steel profile clad elevations beneath a steel profile roof.

To the rear and side of the property is a dedicated secure yard area, served by a roller shutter loading door within the side elevation. The total site area extends to approximately 0.19 acres.

Internally, the ground and first floors are arranged in a cellular layout, with rooms currently used for a mix of office and storage purposes. Many of the internal walls could be reconfigured to create more open-plan accommodation.

Externally, the property benefits from forecourt car parking for approximately eight vehicles.

The property is available for sale with vacant possession.

Price

Offers in the region of £325,000 are invited for the long leasehold interest.

Lease

Held on a 125-year lease from 8th March 1990 on a peppercorn rent.

Rateable Value

Office & Premises - £37,500

Source: www.tax.service.gov.uk/business-rates-find/search

EPC

TBC.

VAT

VAT is not payable on the purchase price.

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to GIA as follows:

Description	Sq. m	Sq. ft
Basement	176.12	1,896
Ground Floor	181.38	1,952
First Floor	182.67	1,966
Total	540.17	5,814
Total Site Area	0.19 Acres	

AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

Code of Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

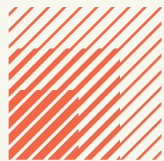
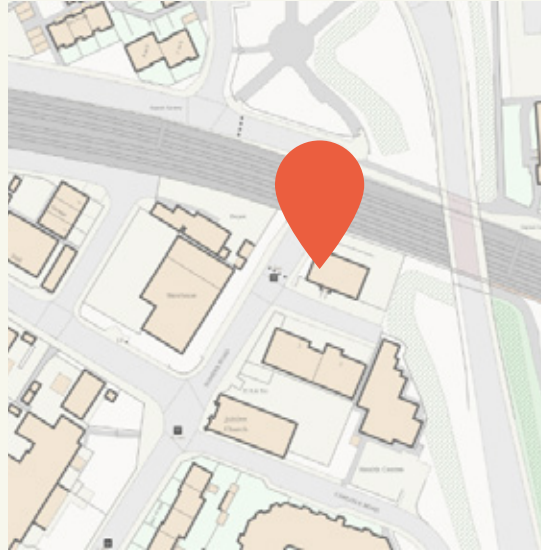


*Images digitally adapted to reflect current contents and clutter.

Location

Second Chance House is situated on a small industrial estate accessed from Somers Road, within a predominantly residential area and close to Portsmouth city centre and its wide range of amenities.

The property benefits from good transport links, being within one mile of the M275, which links to the M3 and A3(M) and provides access to London and the wider national motorway network.



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