



FOR SALE

6
Highland Road, Southsea, Hampshire, PO4 9AH



Key Features

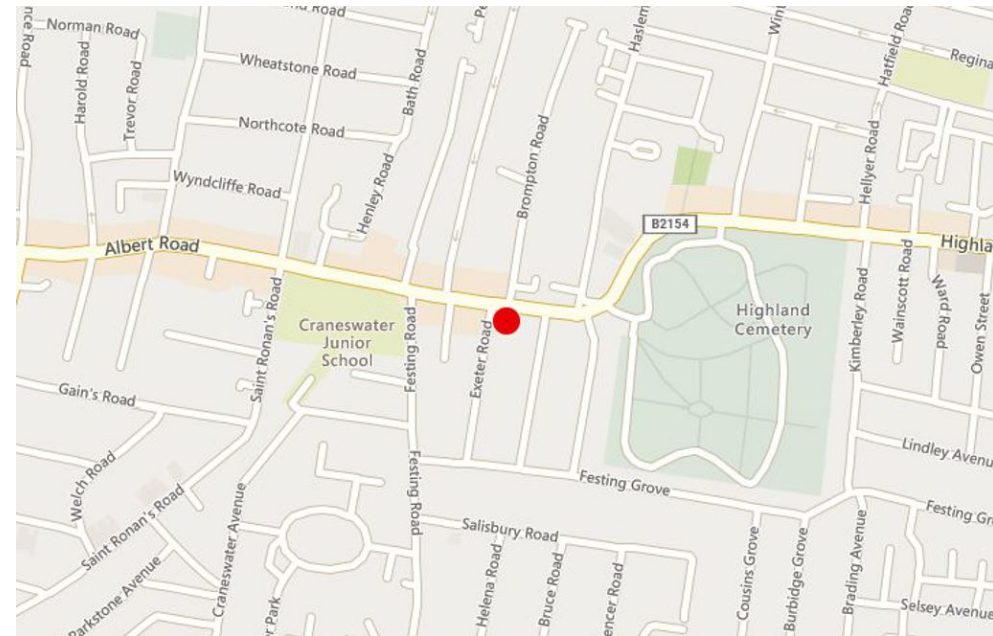
- Southsea is a vibrant and well-established coastal district situated within the city of Portsmouth
- Within the main commercial centre of Southsea
- Ground floor retail unit
- Passing rent £14,800 pax
- Guide price £185,000 stc
- A purchase at this level would reflect a NIY of 7.85%
- Two residential flats above have been sold off on long leasehold interests
- No VAT



Location & Situation

Southsea is a vibrant and well-established coastal district situated within the city of Portsmouth, Hampshire. Renowned for its strong mix of independent retailers, restaurants, cafés, and leisure facilities, Southsea benefits from a substantial residential catchment and a thriving visitor economy, particularly during the summer months.

Albert Road and Highland Road serves as one of Southsea's principal thoroughfares and is a key commercial artery, linking the seafront with the wider Portsmouth area. The road is characterised by a diverse range of occupiers including national operators, independent traders, and a lively evening and night-time economy, underpinned by several public houses, bars, and entertainment venues, including the well-known Kings Theatre.





Description & Accommodation

The property comprises a two-storey mid-terrace building of traditional construction beneath a pitched roof covering. The main elevations are brick and painted.

The two residential flats above have been sold off on long leasehold interests.

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M	Status
Ground Floor	492	45.71	For Sale
Total	492	45.71	





Rateable Value

Rateable Value (2026): £5,400

Occupiers will pay approximately 38% of this per annum.

EPC

To be re-assessed.

Planning

Interested parties should make their own planning enquiries and satisfy themselves in this regard.





Terms

We have been instructed to market the freehold interest, subject to the existing tenancy and contract, at a guide price of £185,000.

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:

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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.

1 July 2026

