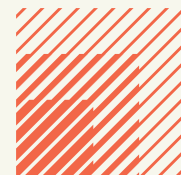




1, 1A & 1B Festing Buildings

Highland Road, Southsea, Portsmouth
PO4 9BZ

MIXED USE INVESTMENT FOR SALE



**HELLIER
LANGSTON**

www.hlp.co.uk

01329 220111 fareham@hlp.co.uk

Commercial / Residential Building in Southsea

Description

The property is available as a part income producing investment.

The building offers:

- A retail unit at ground floor with basement storage.
- Rear access for loading.
- One car parking space and a separate store.
- It further offers via a shared entrance, a two bed flat at first floor and a one bed flat at second floor.
- Two bed first floor flat sold on a long lease to a private occupier.
- Vacant one bed flat at second floor.

Sale Price

£300,000

Tenure

Freehold subject to occupational lease for commercial element and long lease hold for residential flat.

Rateable Value

Shop and premises: £17,500.

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

EPC

Rating:

Retail Ground Floor: C70

Flat A Mid Floor: 48E

Flat B Second Floor: 57D

Accommodation

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

Area	Tenant	Area (NIA)	Break	Rent Review	Lease Expiry	Rent
Ground Floor	L Rowland & Co. (Retail) Limited	GF 166.3sq m Basement 100.4 sq. m	02/11/2027	02/11/2027	01/11/2037	£18,000 pax
First Floor	Private Owner	2 Bed Flat 93 sq. m*	N/A	N/A	28/09/2118	£100 per annum ground rent
Second Floor	Vacant	1 Bed Flat 73 sq. m*	N/A	N/A	N/A	N/A - Vacant

*Areas taken from EPCs.

Planning

All parties are advised to make their own enquiries of the local authority.

VAT

All prices are exclusive of VAT.

AML

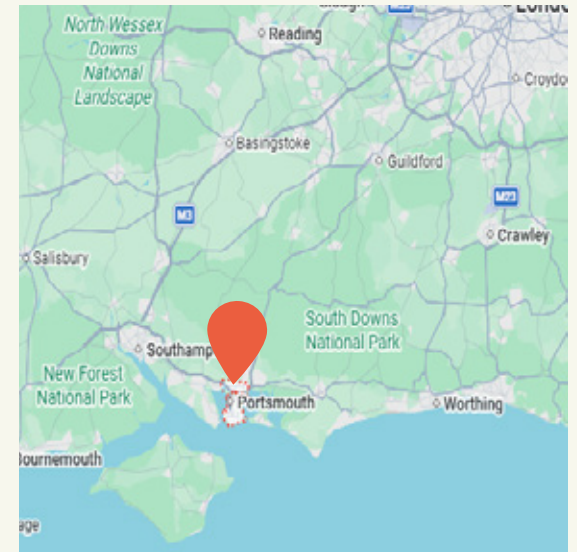
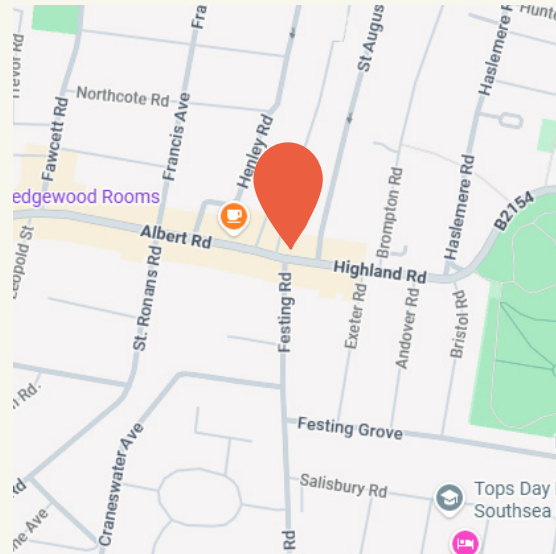
In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.



Location

The property is located close to the thriving Albert Road retail area of Southsea, which offers a wide variety of independent retailers, cafes and restaurants.

National retailers close by include Co-op and Sainsbury's.



HELLIER LANGSTON

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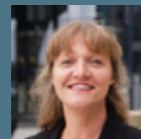
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Disclaimer: Hellier Langston Limited gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Hellier Langston Limited has any authority to make any representation or warranty whatsoever in relation to this property.



Get intouch

Direct your viewing request and enquiries to:-



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Strictly by appointment with sole agents Hellier Langston.