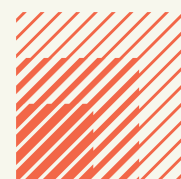




**108-112 Elm Grove**

Southsea, Hampshire PO5 1LP

**RETAIL SHOPS FOR SALE**  
245.77 sq. m. (2,645 sq. ft.)



**HELLIER  
LANGSTON**

[www.hlp.co.uk](http://www.hlp.co.uk)

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## Description

The accommodation comprises two retail units requiring improvement, both with their own shopfronts, entrances and rear access doors.

With the exception of a small section of land behind 104/106 Elm Grove, the Title includes the gated and walled rear parking / service yard plus walkway leading to Elm Grove adjacent 100/102 Elm Grove.

The site benefits from pedestrian and vehicular rights of way for access and egress via Albany Road with a steel gate located on the eastern boundary.

## Planning

The property had planning approval (ref: 12/00155/OUT) granted 29th March 2012 for 'the construction of 3 storey building to form 17 study/bedroom halls of residence for student use (Class C1) and 2 shops on ground floor (Class A1) with associated cycle and refuse stores (principles of access, appearance, layout and scale to be considered) (re-submission of 11/01158/OUT)'.

## Price

£450,000 excluding VAT.

## Tenure

Freehold with vacant possession.

## Rateable Value

The property has been de-listed.

Source: [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

## EPC

To follow.

## Accommodation

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

Accommodation	sq. m.	sq. ft.
108	75.03	807
110-112	170.74	1,838
<b>TOTAL</b>	<b>245.77</b>	<b>2,645</b>

Areas for 110-112 Elm Grove taken from VOA, therefore subject to further inspection and confirmation.

## VAT

All prices quoted are exclusive of Value Added Tax. The property is VAT elected.

## 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.

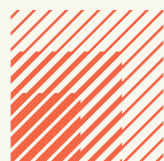




# Location

The property is situated at the eastern end of Elm Grove close to the junction with Victoria Road South and Albert Road in this popular and busy thoroughfare of central Southsea. The area is characterised by a number of independent retailers, cafés, bars, pubs and restaurants.

The site is also in close proximity to Gunwharf Quays, a waterfront outlet shopping centre incorporating a wide retail offering plus bars, restaurants, cinema and Spinnaker Tower. Portsmouth & Southsea train station is approximately 0.60 miles to the north west.



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