

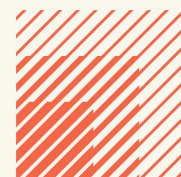


6 & 7 Southampton Road

Cosham, Portsmouth, PO6 4RJ

FOR SALE

657.36 sq m (7,076 sq.ft)



**HELLIER
LANGSTON**

www.hlp.co.uk

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Fully Income Producing Industrial Investment

Description

The subject building is an industrial unit constructed with a steel-framed roof supported by brick pillars and featuring brick walls and Crittall frame windows. The property has an asbestos roof and includes 20% roof lights at the rear, as well as fluorescent strip lighting throughout.

The two combined units benefit from three loading doors and are connected by a ramp that accommodates the split height from front to back.

Lease Information

The property is let to Portsmouth Tyres and Exhaust Services from October 2019 for a term of 10 years at a rent of £50,000 per annum. In October 2024 there was a break which was not exercised and a rent review that has not yet been triggered.

Price

We are instructed to seek offers in excess of £700,000 subject to contract. A purchase at this level would reflect a net initial yield of 6.78% after the deduction of purchaser's costs.

However, if the rent review was triggered, we would estimate the market rent would increase to £9 per sq ft which reflects a net initial yield of 8.64% after the deduction of purchaser's costs.

Tenure

Freehold.

EPC

Rating - D89.

Accommodation

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

Accommodation	sq. m.	sq. ft.
Exhaust and Tyre Centre	300.96	3,240
MOT Centre	356.40	3,836
Total	657.36	7,076

Rateable Value

Workshop and Premises £50,000.

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

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax.

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.



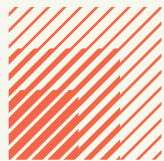
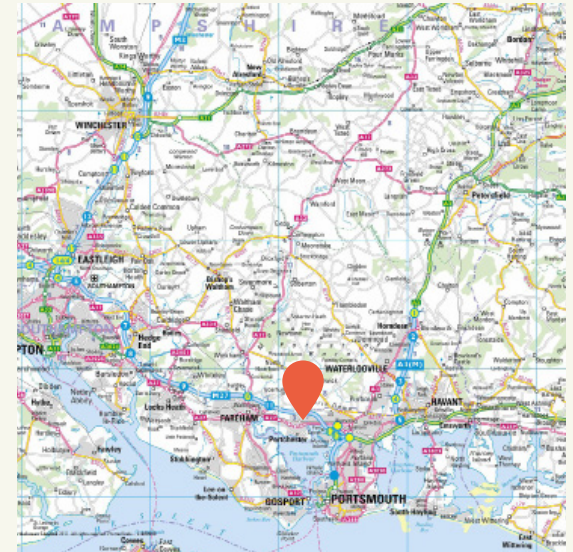
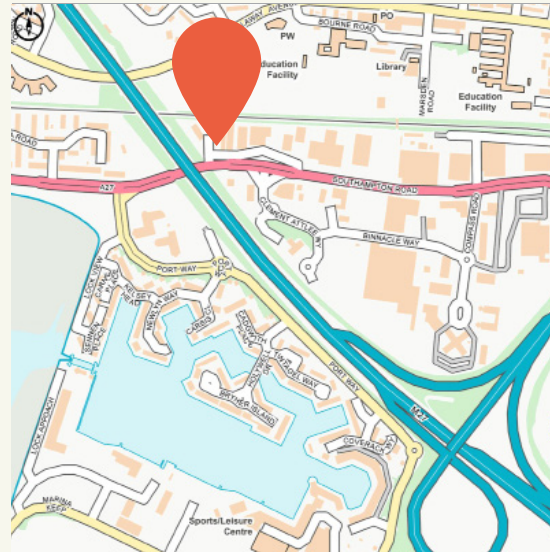
Location

Southampton Road is a well-established commercial area located just 4 miles northwest of Portsmouth city centre. It is situated 1 mile from the M27 (Junction 12), providing excellent connections to key surrounding cities and the national motorway network.

North Harbour enjoys convenient access to two railway stations: Portchester, which is 1 mile to the west, and Cosham, located 2 miles to the east. Both stations offer regular services to London Waterloo as well as other nearby towns.

Additionally, Portsmouth & Southsea railway station is just 5 miles southeast, providing more frequent rail services.

Southampton International Airport, the main business airport for the South Coast, is located 18 miles to the west and can be easily reached via the M27 (Junction 5).



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Contact us

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Strictly by appointment with sole agents Hellier Langston.