



**HELLIER  
LANGSTON**  
Commercial Property Consultants

# FOR SALE

**91 Elm Grove, Southsea PO5 1JF**  
**Ground Floor Retail Unit & Basement**



## KEY FEATURES

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Freehold

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No VAT

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Highly visible position

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Popular retail, hot food and licensed leisure location

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Close proximity to M275

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100% Small Business Rates Relief (subject to eligibility)

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Call us on: **01329 220 111**  
Visit: **[www.hlp.co.uk](http://www.hlp.co.uk)**

**Hellier Langston**  
Ground Floor, E1 Fareham Heights  
Standard Way  
Fareham PO16 8XT

# For Sale

## Retail Unit

### Description

The property comprise a ground floor lock up retail unit in a highly visible location on the north side of Elm Grove opposite the junction with Grove Road South.

Internally is predominantly a sales area with a rear office and WC. There is also a basement store accessible via a hatch and timber staircase with a floor to ceiling height of 2.44m.

### Accommodation

The property has been measured and has the following approximate net internal area:

	sq. m.	sq. ft.
Retail Sales Area	42.9	878
Office	11.72	126
Basement	21.30	229

### Price

£160,000 for the freehold interest with vacant possession on completion.

### VAT

The property is not elected for VAT so no VAT will be payable on purchase.

### Rateable Value

Shop and premises £7,000

Source:

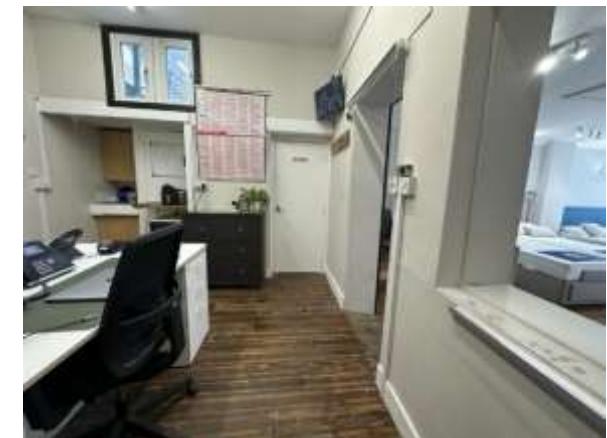
[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

### Energy Performance Certificate

To follow.

### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.



# FOR SALE

## Retail Unit

### Location

The property is located in Southsea which is situated at the southern end of Portsmouth on Portsea Island.

Elm Grove, which is located to the west of Albert Road and a short walk to Southsea seafront, is a popular mixed use location incorporating residential, retail and licensed leisure. St John's College site is in close proximity to the south. Gunwharf Quays is approximately 1 mile to the west.

### Viewing

Strictly by appointment through sole agents **Hellier Langston**.



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