

Shop & Maisonette FOR SALE

10 Highbury Building
Portsmouth Rd,
Cosham, Portsmouth
PO6 2SN

FOR SALE



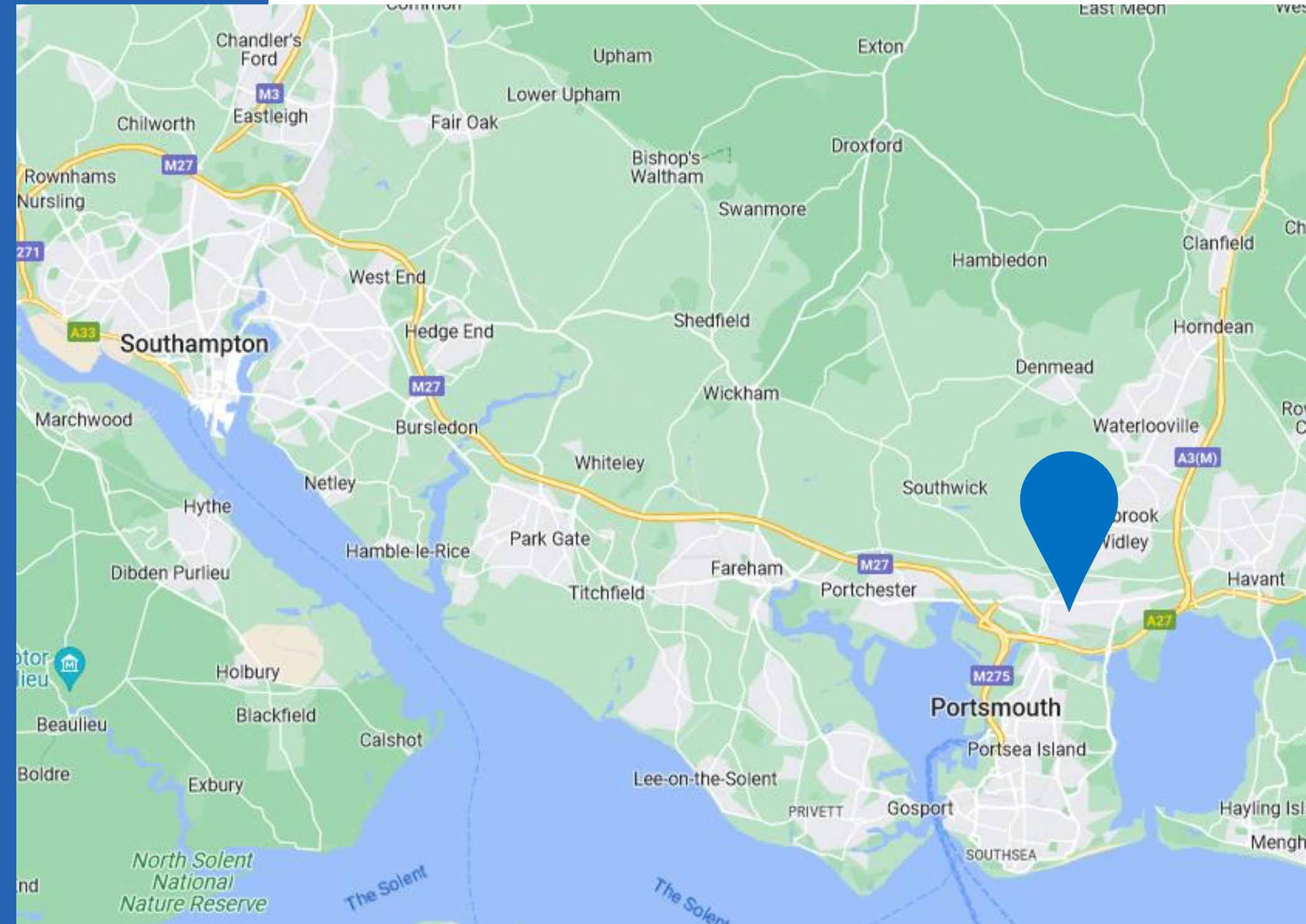
023 9237 7800

Location

The shop and maisonette are located a short distance from QA hospital within Cosham a historic town situated approximately 2.5 miles north of Portsmouth a major regional port and hub for commercial activity. Portsmouth is situated along the south coast and forms part of the south coast conurbation between Bournemouth in the west and Chichester to the east.

The property benefits from excellent transport communications with the M27 and Cosham Train Station (providing a direct line to London Waterloo) within easy reach.

Southampton Airport provides flights to a number of destinations and ferry and hovercraft services are available at Portsmouth and Southampton.



Description

The property comprises a ground floor shop currently trading as a tool shop with a substantial maisonette above over, the first and second floors. The property benefits from allocated parking to the righthand flank of the building.

In our view the space would lend itself to a range of uses (subject to planning).

Lease(s)

The maisonette is subject to an assured shorthold tenancy, for a term of 6 months and a day, from 18th April 2023, with a passing rent of £995 per calendar month.

The shop is currently owner occupied. The owner may consider a sale and lease back on terms to be agreed, as an alternative to a vacant possession sale.

Planning

The property was granted planning consent under application reference number: 23/00509/FUL for the conversion of ground floor to form 1no. two bedroom apartment, with associated works.

EPC

Shop > 80 D

Maisonette > 61 D



*Ground Floor Internal Photos

Terms

The property is available to purchase freehold, either subject to vacant possession or on the basis of a sale on lease back, terms to be agreed. Price on application.

| Area | Floor Area (m2) | Floor Area (Sq. Ft.) |
|----------------------------------|-----------------|----------------------|
| Shop | 50.9 | 548 |
| Maisonette 1 st Floor | 66.5 | 716 |
| Maisonette 2 nd Floor | 66.4 | 715 |
| Total | 183.8 | 1,979 |

*The retail accommodation has been measured on a Net Internal Area basis (NIA). The residential elements of the building have been measured on a Gross Internal Area (GIA) basis.

Business Rates

To be reassessed. For further information on business rates please visit the Valuation Office Agency (VOA) at <https://www.tax.service.gov.uk/business-rates-find/search>

Potential

The first and second floor maisonette has the potential to be split to provide a HMO or two flats, subject to planning and all necessary consents being obtained.



*Maisonette Internal Photos

Viewings

Strictly by appointment with sole agents Holloway Iliffe & Mitchell
– 023 9237 7800

Contacts



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