

 St Georges Road,
Portsmouth, Hampshire,
PO1 2LN

FOR SALE

EDUCATIONAL FACILITY or
DEVELOPMENT OPPORTUNITY



THE
PORTSMOUTH
GRAMMAR
SCHOOL

THE OLD GRAMMAR SCHOOL



A SENSE OF HISTORY

Founded in 1732 by Dr William Smith, the school has stood as a beacon of learning in the heart of Portsmouth for nearly three centuries. The Old Grammar School was opened in 1876 and is a Grade II Listed building.

Originally built for educational use, it is arranged over three storeys (with basement).

To the rear of the property there is a tarmac car park and playground. Within this area there is the school's swimming pool which has not been used for a number of years, and outbuildings, currently used for storage.



GRADE II
LISTED



ATTRACTIVE OLD
PORTSMOUTH LOCATION



EDUCATION
USE



PROMINENT
CORNER POSITION



SITE AREA:
1 ACRE



DEVELOPMENT
OPPORTUNITY

ACCOMMODATION

BASEMENT	724 SQ FT	67.26 SQ M
GROUND FLOOR	9,286 SQ FT	862.66 SQ M
FIRST FLOOR	2,319 SQ FT	215.47 SQ M
SECOND FLOOR	4,573 SQ FT	424.82 SQ M
TOTAL	16,902 SQ FT	1,570.21 SQ M

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SOUTH COAST **SKIES**



Spinnaker Tower

Gosport Marina

Gunwharf Quays

Historic Dockyard

Wightlink Ferries

The Old Grammar School

HMS Temeraire

University Ravelin Sports Centre

St Georges Road, Portsmouth, PO1 2LN

A3 and M27

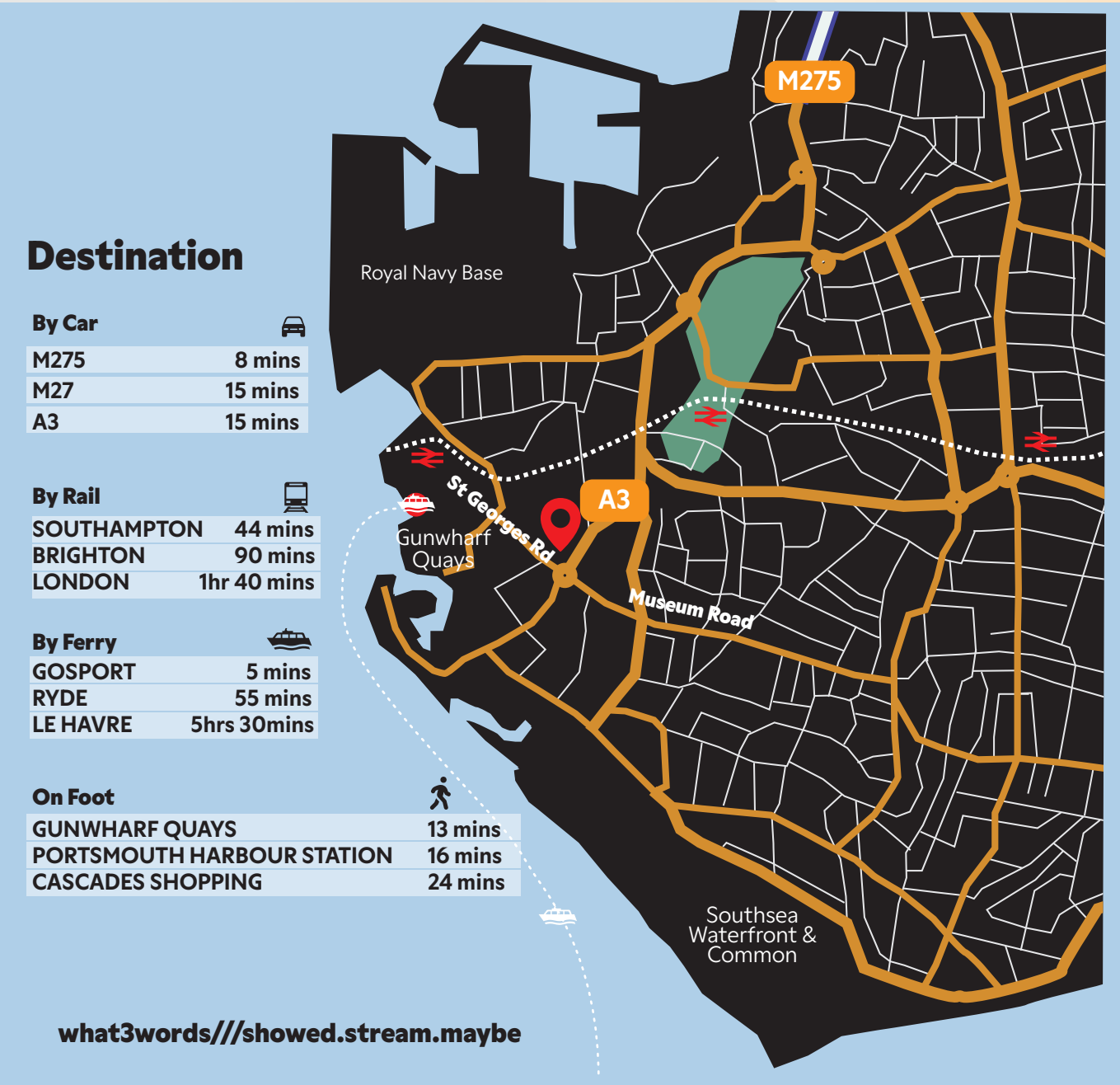
THE PORTSMOUTH GRAMMAR SCHOOL - THE OLD GRAMMAR SCHOOL



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Located in Old Portsmouth, an historic area of the City, close to the city centre, the property occupies a highly prominent position on the corner of Cambridge Road and St Georges Road. Portsmouth Harbour and Portsmouth & Southsea Railway stations are both in close proximity, with Gunwharf Quays within 1/2 mile. The School's location is predominantly residential, although it neighbours a number of the University of Portsmouth buildings and historic buildings such as Portsmouth Cathedral which are close by.



FURTHER INFORMATION

- Tenure:** Freehold (PM15071).
- Services:** We understand that the property benefits from all mains services.
- VAT:** Not applicable.
- Legal Costs:** Each party is to be responsible for their own legal costs incurred in the transaction.
- Method of Sale:** Conditional and unconditional offers are invited via informal tender. Further information to be made available in due course.

VIEWING:
Strictly by appointment via sole agents.



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