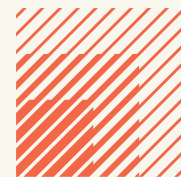




3 & 3A Festing Buildings

Highland Road, Southsea, Portsmouth
PO4 9BZ

MIXED USE INVESTMENT FOR SALE



**HELLIER
LANGSTON**

www.hlp.co.uk

01329 220111 fareham@hlp.co.uk

Commercial / Residential Building in Southsea

Description

The property is available as a part income producing investment.

The building offers:

- A retail unit at ground floor with basement storage.
- Rear pedestrian access.
- It further offers a self contained two storey three bedroom flat over first and second floors.

Sale Price

£300,000

Tenure

Freehold. Subject to occupational lease on the commercial element.

Rateable Value

Shop and Premises - £13,000.

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

EPC

Rating:

A1/A2 Retail and Financial/Professional Services: D98.

Top Floor Maisonette: D58

VAT

All prices are exclusive of VAT.

Accommodation

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

Area	Tenant	Area	Lease	Rent
Ground Floor	Crescent Community Care Limited	GF 109.0 sq. m	5 years from 13/12/22	£15,000 pax
		Basement 69.56 sq. m		
Upper Floors	Vacant	3 Bed Flat 124 sq. m *	N/A	N/A Vacant

*Area taken from EPC.

Planning

All parties are advised to make their own enquiries of the local authority.

AML

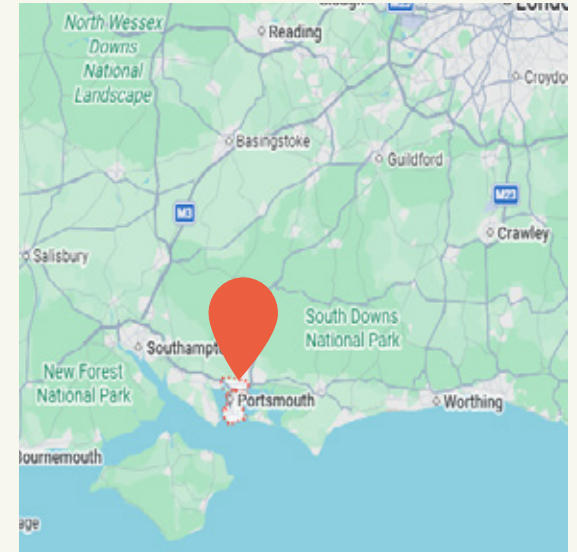
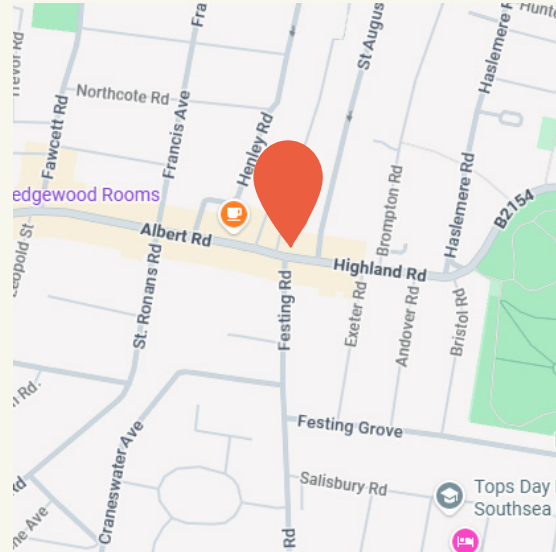
In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.



Location

The property is located close to the thriving Albert Road retail area of Southsea, which offers a wide variety of independent retailers, cafes and restaurants.

National retailers close by include Co-op and Sainsbury's.



HELLIER LANGSTON

www.hlp.co.uk

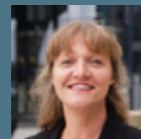
01329 220 111 fareham@hlp.co.uk

Disclaimer: Hellier Langston Limited gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Hellier Langston Limited has any authority to make any representation or warranty whatsoever in relation to this property.



Get intouch

Direct your viewing request and enquiries to:-



Zoë Harris

07833 375673

zh@hlp.co.uk



Strictly by appointment with sole agents Hellier Langston.