

68/68A ST JAMES'S ROAD, SOUTHSEA, PO5 4HZ

RETAIL FOR SALE

3,851 SQ FT (357.77 SQ M)

Vail Williams

Summary

Mixed use building for sale

Available Size	3,851 sq ft
Price	£450,000
Rateable Value	£21,500
EPC Rating	C (70)

- Rare freehold commercial and residential building
- Suitable for a variety of uses
- Potential for development, subject to planning
- Suitable for owner occupier



Location

68/68a St James's Road,
Southsea, PO5 4HZ

St James's Road is located in the centre of Portsmouth in a densely populated residential area. Portsmouth city centre is within walking distance and many of the University of Portsmouth's buildings are in close proximity. The property is situated in the middle of St James's Road, close to its junction with Bedford Street. Nearby occupiers include a SPAR convenience store, a Premier convenience store and local occupiers.



Further Details

Description

The property comprises a two storey building and is currently arranged to provide commercial premises at ground floor and at the rear of the first floor. There is a 4 bedroom self- contained flat, at the front of the building at first floor with independent access from St James's Road.

The ground floor facing St James's Road has a shop front, whilst to the rear of the property at ground floor there is vehicular access via concertina doors from a Portsmouth City Council owned service road. The ground floor has been compartmentalised, but could be opened up at the front if required.

Subject to appropriate consents and agreements there may be an opportunity to create additional residential accommodation at the rear of the building at first floor, which already has a separate doorway access.

Terms

For sale freehold with vacant possession.

Historically there has been a licence agreement for use of the rear service road with Portsmouth City Council, further details on request.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Commercial	2,394	222.41
1st - Front	822	76.37
1st - Rear	635	58.99
Total	**3,851**	**357.77**

Legal Costs

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

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.


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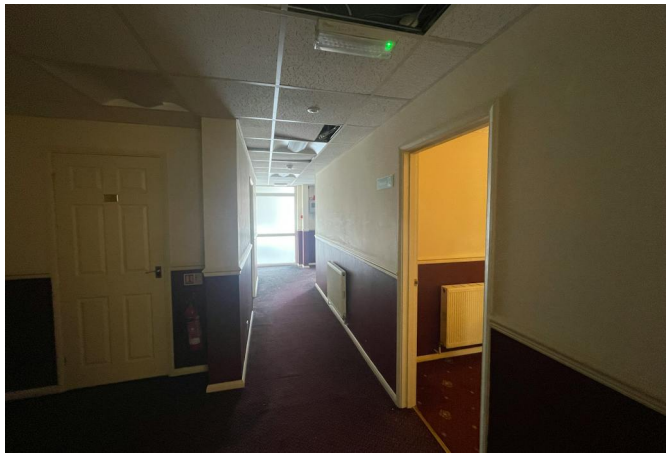











Enquiries & Viewings



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View on our website

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