



Units 1, 2 & 3 Copnor Bridge Business Park, Milton Road, Portsmouth, PO3 6AP

FREEHOLD INDUSTRIAL INVESTMENT

Summary

Tenure	For Sale
Available Size	6,223 sq ft / 578.14 sq m
Price	£795,000
Business Rates	Upon Enquiry
EPC Rating	Property graded as D-E (78 - 109)

Key Points

- Rental income of £54,296 pax
- Initial gross yield of 6.8%
- Central Portsmouth location
- Development Potential (STP)
- Established Tenants

Description

The units form a terrace with a shared concreted forecourt to the front, multiple pitched concrete tiled and corrugated roofs with central box guttering and constructed with brick elevations.

Location

The city of Portsmouth is a major port and naval base in south Hampshire and is located approximately 65 miles south-west of London. There are good road and rail communications with the M275 city spur motorway linking directly with the M27 and A27 and A3 trunk roads. Southsea is a district within Portsmouth which is located due south from the M27 and is the most southerly point of the Portsea island.

The site is positioned directly off Milton Road set under Copnor Bridge Milton Road and adjacent to the main line railway with a single driveway serving all three units.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Unit - 1	1,563	145.21	Available
Unit - 2	2,335	216.93	Available
Unit - 3	2,325	216	Available
Total	6,223	578.14	

Terms

Freehold investment sale price £795,000 subject to the following tenancies;

- Unit 1 - Let to NISTEC at a passing rent of £17,400 pax, lease expiry 31/07/25
- Unit 2 - Let to Copnor Bridge MOT at a passing rent of £22,896 pax, lease expiry 31/07/25
- Unit 3 - Let to Trophy Cars at a passing rent of £14,000 pax, lease expiry 31/07/25

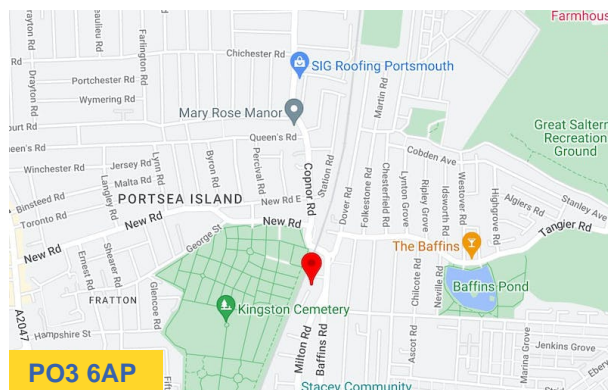
Each lease is drawn on effective full repairing terms, without review, outside the Landlord and Tenant Act 1954, and subject to an estate service charge.

The total income amounts to £54,296 pax equating to an initial yield of 6.8% gross.

Each tenant will sign a longer term lease on similar terms if required.

Other Matters

Legal Costs - Each party to bear their own costs incurred in the transaction
Unless otherwise quoted all prices are exclusive of VAT



Viewing & Further Information

Stuart Mitchell
023 9237 7800
stuart@hi-m.co.uk

More properties like this at www.hi-m.co.uk



For the Lessors or Vendors of this instruction, whose Agents they are, give notice that; These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties 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 in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property. Unless stated, all prices and rents are quoted exclusive of VAT Generated on 12/09/2022



