



31 OSBORNE ROAD, SOUTHSEA, PO5 3LR

BAR / CLUB / RESIDENTIAL FLAT / INVESTMENT FOR SALE

3,255 SQ FT (302.40 SQ M)



Summary

FULLY LET MIXED USE INVESTMENT OPPORTUNITY IN CENTRAL SOUTHSEA

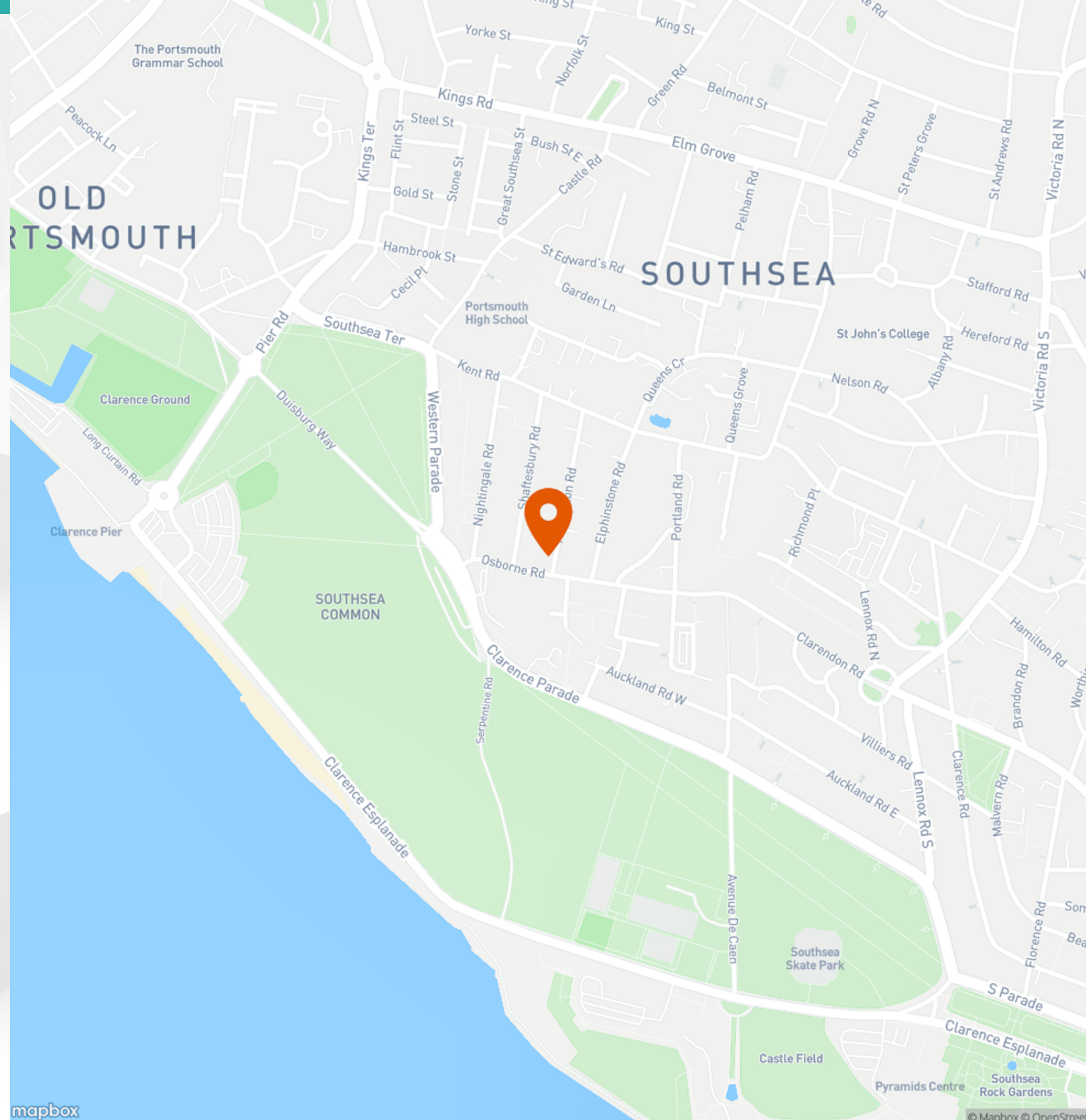
Available Size	3,255 sq ft
Price	£625,000
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (67)

- Southsea is a vibrant and well-established coastal district situated within Portsmouth
- Walking distance to the seafront
- Popular retail and leisure destination
- Mixed-use investment opportunity
- Includes one commercial unit and three self-contained flats
- Available as part of a portfolio or individually
- Guide price £625,000 stc
- No VAT



31 Osborne Road, Southsea,
PO5 3LR

The property is situated on the northern side of Osborne Road, close to its junction with Ashburton Road and a short walk away from the seafront.



Further Details

Description

The property comprises a four-storey, semi detached building. The ground floor is currently used as a bar and has an extended bi-fold shop front that opens up to Osborne Road. To the rear of the property, the ground floor bar has a further flat roof extension and rear courtyard.

The flats are self-contained with the first floor flat accessed via a door and staircase to the right of the shop front and the second and third floor flats accessed via a separate entrance and communal hallway via the side alley. The flats are of similar layout with two double bedrooms, lounge, bathroom and kitchen.

The flats have been served with the section 257 license which is a Portsmouth specific license for premises that have more than two separate households.

Tenancy

The ground floor commercial unit is let to Kapaga Ltd on a ten-year lease from 2020 at a passing rent of £10,000 per annum. A deposit is held with personal guarantee. They sub-let the lease which is currently trading as Soul Bar.

The three flats are all let on AST's at an annual rent of £12,600 per annum.

The total passing rent for the property is £47,800 per annum.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,125	104.52	Occupied
1st - 31A	752	69.86	Occupied
2nd - 31B	686	63.73	Occupied
3rd - 31C	693	64.38	Occupied
Total	3,256	302.49	

Terms

We are instructed to seek £625,000 exclusive for the freehold interest.

VAT

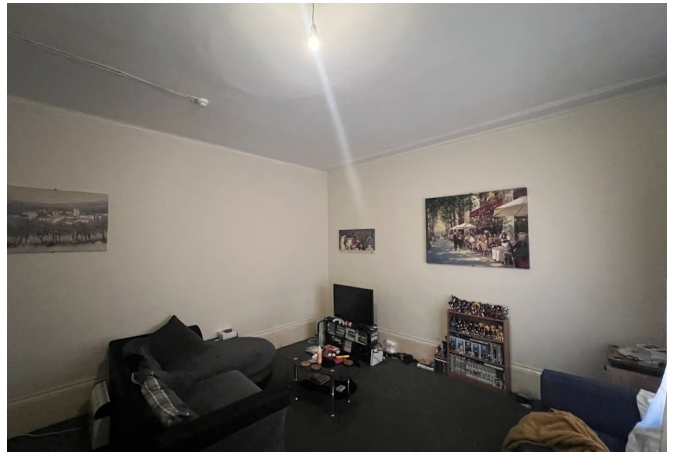
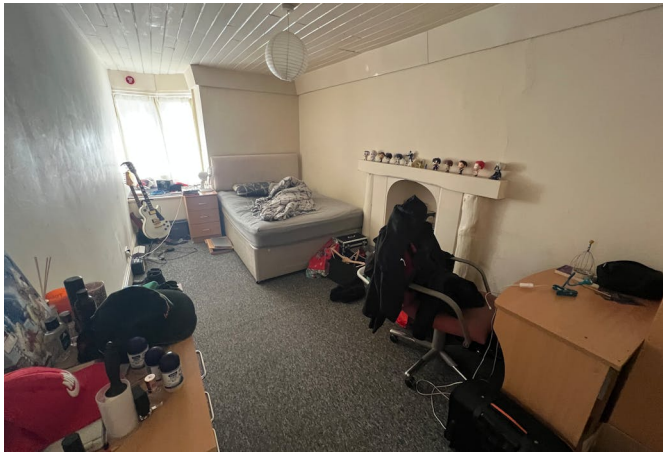
The property is not elected for VAT.

Legal Costs

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

Anti Money Laundering

In accordance with regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.





Enquiries & Viewings



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Alex Gauntlett

agauntlett@vailwilliams.com

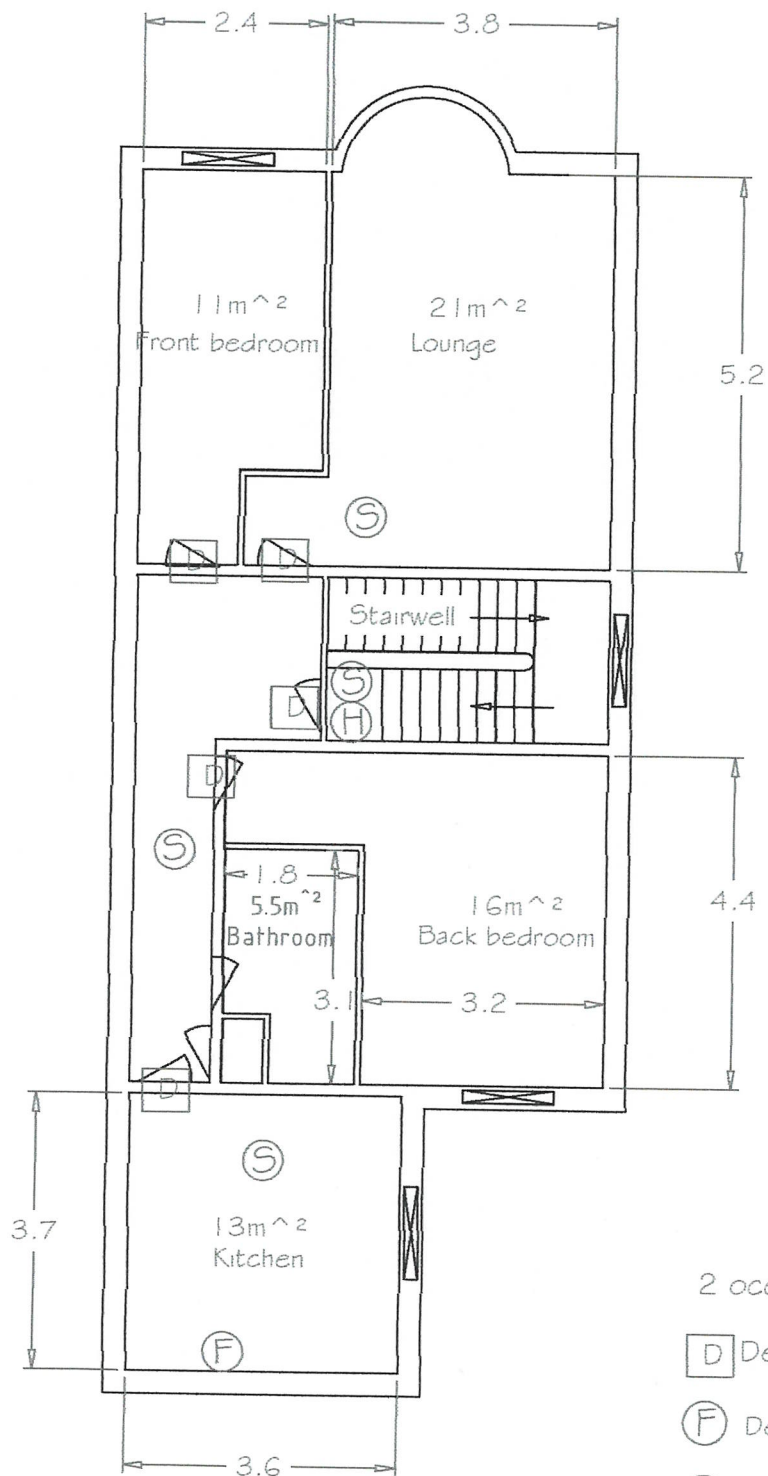
07584 657 826



**Vail
Williams**

View on our website

Osborne Road



2 occupants

[D] Denotes fire door

[F] Denotes fire blanket

[H] Denotes fire detector

[S] Denotes smoke detector

**COSHAM
PROPERTIES
LTD**

31 Osborne Road, Southsea PO5 3LR

Dwg Name

Flat B

Dm
RT

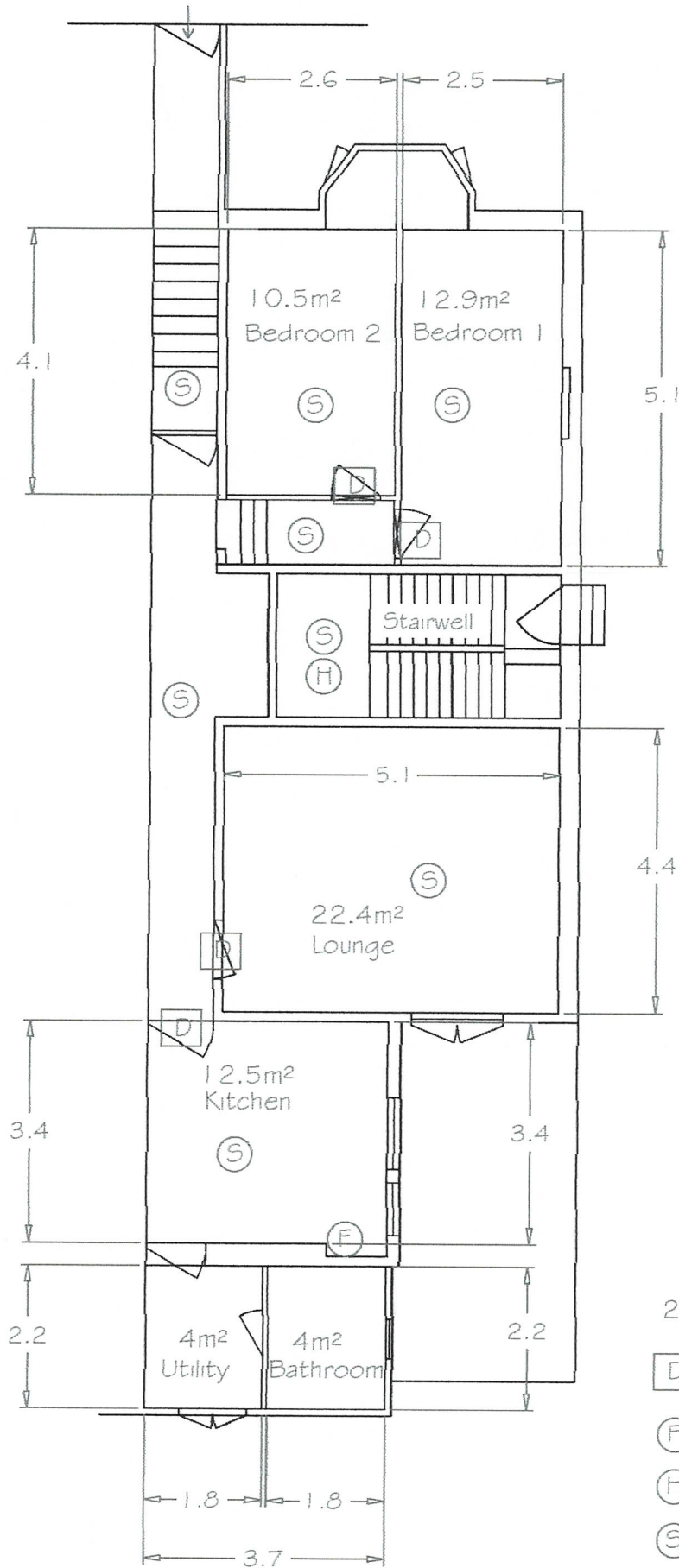
Date
20-5-13

Scale
1:100@A4

Dwg No

Osborne-31B

Osborne Road



2 occupants

- (D) Denotes fire door
- (F) Denotes fire blanket
- (H) Denotes heat detector
- (S) Denotes smoke detector

**COSHAM
PROPERTIES
LTD**

31 Osborne Road, Southsea, PO5 3LR

Drg Name

Flat A

Dwn

RT

Date

30-2-11

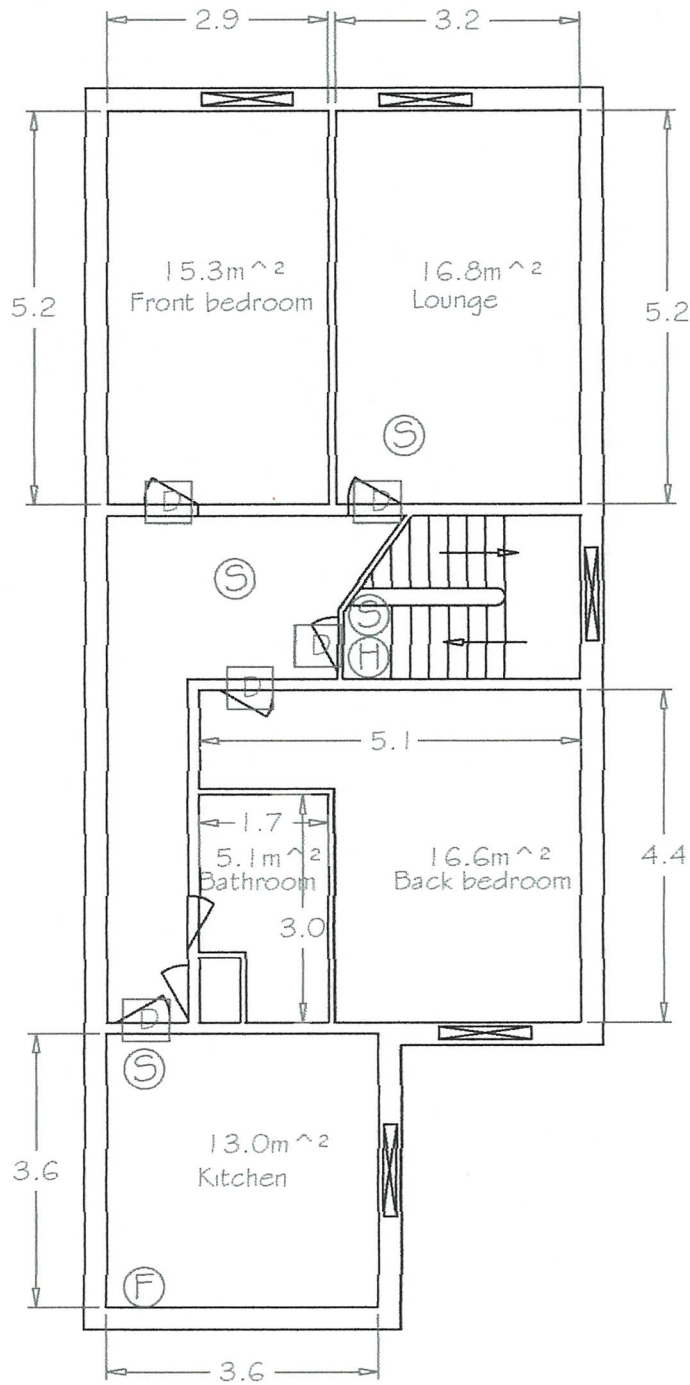
Scale

1:100@A4

Drg No

Osborne-31A

Osborne Road



2 occupants

[D] Denotes fire door

[F] Denotes fire blanket

[H] Denotes fire detector

[S] Denotes smoke detector

**COSHAM
PROPERTIES
LTD**

31 Osborne Road, Southsea PO5 3LR

Dm
RT

Date
30-1-00

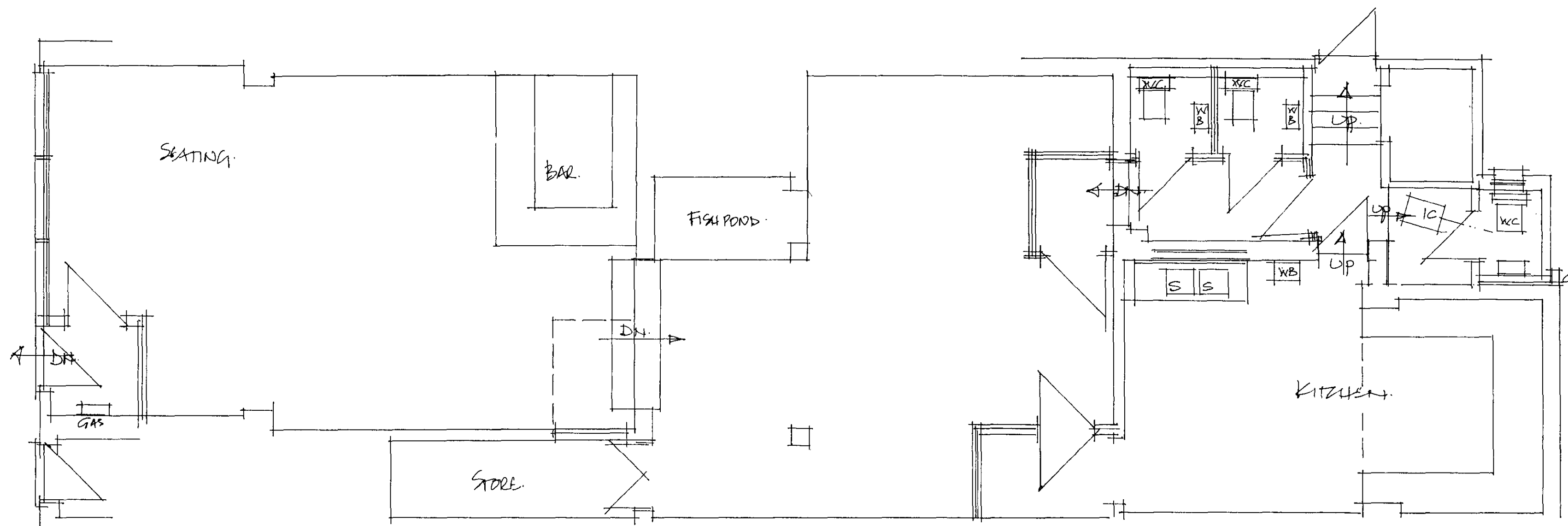
Scale
1:100@A4

Drg Name

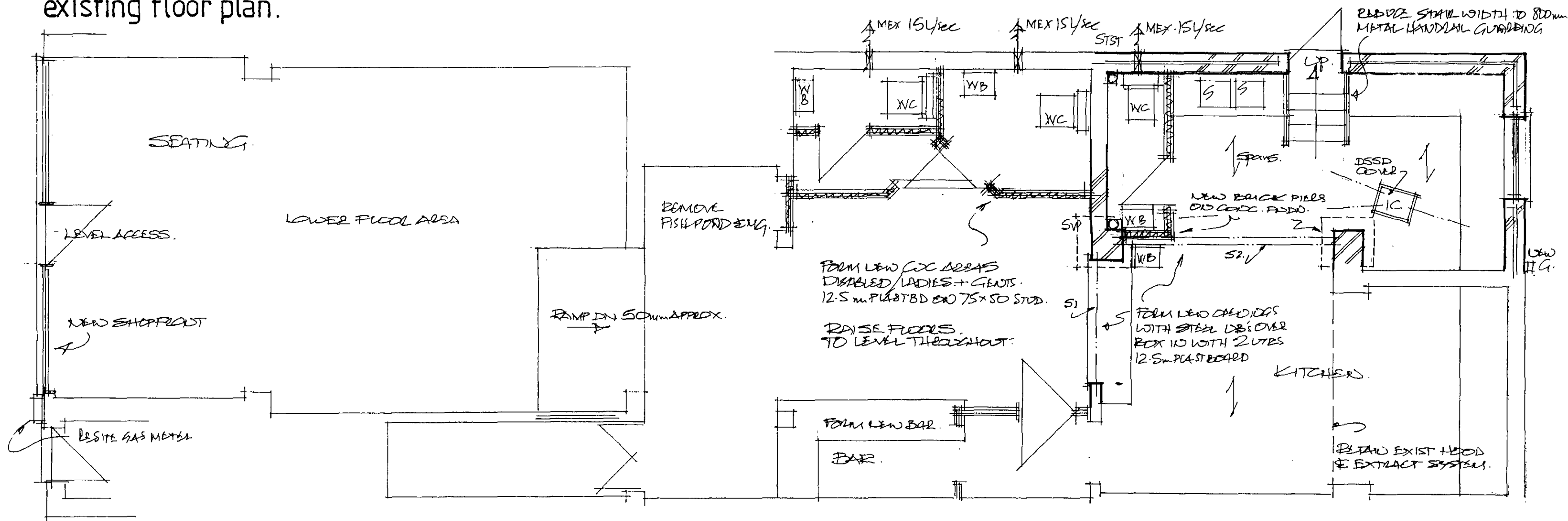
Flat C

Drg No

Osborne-31C

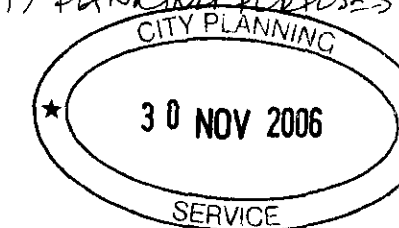


existing floor plan.



proposed floor plan.

Note:
All dimensions must be checked on site
and not scaled from this drawing. EXCEPT FOR
LOCAL AUTHORITY PLANNING PURPOSES.



A	Date	Revision
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THORNS-YOUNG
ARCHITECTURAL

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Client

MISS JAAFAR

Job Title

31 OSBORNE ROAD
SOUTHSEA.

Drawing Title

PROPOSED ALTERATIONS
AND ADDITIONS

Scale
1:50

Date OCT 06

Drawn by BT.

Drg. No.

8172.06.3.

Rev.

SEE B72.06.4 FOR MAIN NOTES.