



**HOLLOWAY
ILIFFE &
MITCHELL**

Office, Industrial, Leisure
FOR SALE



6 Clarendon Road, Southsea, PO5 2EE

Freehold Investment for Sale

Summary

Tenure	For Sale
Available Size	107.90 sq m / 1,161.43 sq ft
Price	£315,000
Rateable Value	£10,500 Based on 2017 valuation
EPC Rating	C (75)

Key Points

- Freehold investment
- Popular location
- Lease expires 2026 (potential to extend the lease STC)
- Central Southsea
- Occupying Business Unaffected



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PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

Description

This freehold investment property comprises a mid terrace building in the heart of Southsea. The ground floor and basement are currently let and configured as a beautician to provide a reception area, treatment rooms, kitchen, WC, rear store, and a basement.

Ground floor and basement - Lease for a term of 10 years beginning on 8th July 2016 and ending on and including 7th July 2026 at a rent of £20,000 per annum exclusive.

Upper parts - The upper floors have been sold on long leases providing a ground rent totalling £2,000 per annum exclusive.

Location

The property is located on the south side of Clarendon Road in close proximity to the main pedestrianized shopping area in Palmerston Road. Clarendon Road is a recognized secondary trading location, nearby occupiers include estate agents along with several independent restaurant's, cafes, and retailers.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground	831.94	77.29	Available
Basement	330.45	30.70	Available
Total	1,162.39	107.99	

Viewings

Strictly by appointment with agent

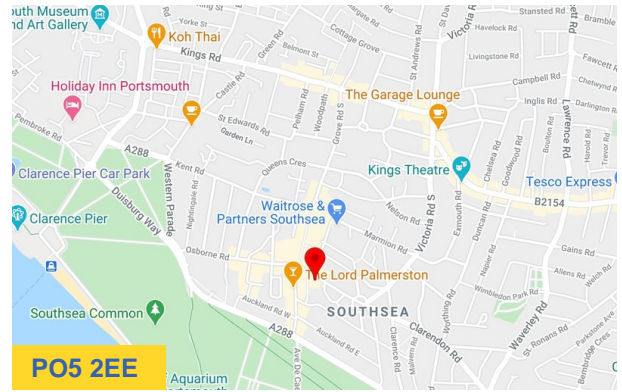
Terms

The freehold interest is available at a guide price £315,000 and subject to the occupational lease on the ground floor and basement. The upper floors have been sold on long leases.

Other costs

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

Unless stated, all prices and rents are quoted exclusive of VAT



Viewing & Further Information

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