



166 HASLEMERE ROAD, SOUTHSEA, PO4 9AS

INVESTMENT FOR SALE

14,782 SQ FT (1,373.29 SQ M)



Summary

FREEHOLD MIXED USE INVESTMENT - FOR SALE

Available Size	14,782 sq ft
Price	£625,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Property graded as B-C

- Mixed Use Investment
- Freehold
- Multi Let to 3 Tenants and 2 Telecoms Masts
- Passing Rent of £64,200 per annum exclusive
- Net Initial Yield of 9.77% after purchasers costs of 5.12%
- No VAT



Location

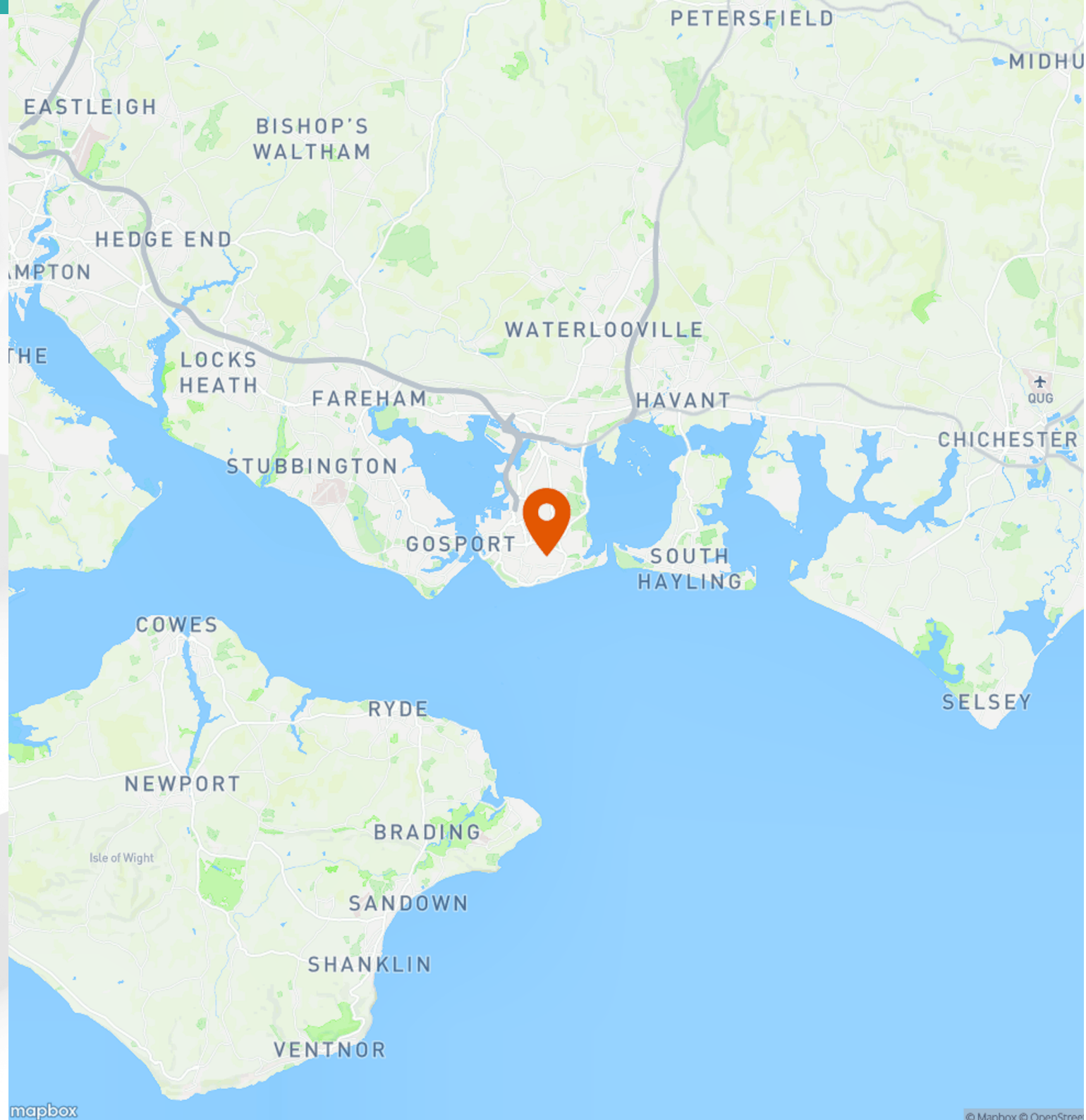


166 Haslemere Road,
Southsea, PO4 9AS

The property is located on Haslemere Road, a residential street in the centre of Southsea, Portsmouth.

The property is located approximately one mile from Fratton Station which provides onward travel to stations across Hampshire and London Waterloo.

To the south of the property is Albert Road which comprises restaurants, bars and convenience stores occupied by a number of national operators such as Tesco and Sainsbury's.





Further Details

Description

The property is constructed of rendered cavity brick elevations which has been cladded to the first floor. The front element of the property is beneath a flat roof and to the rear is double pitched roof which was replaced in 2005.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Right Hand Side	3,421	317.82
Ground - Left Hand Side	3,596	334.08
1st	7,765	721.39
Total	14,782	1,373.29

Tenancies

Please refer to the tenancy schedule at the end of marketing brochure.

Total Income is £64,200 per annum

Terms

£625,000 which reflects a NIY of 9.77% assuming purchasers costs of 5.12%, subject to contract.

Viewings

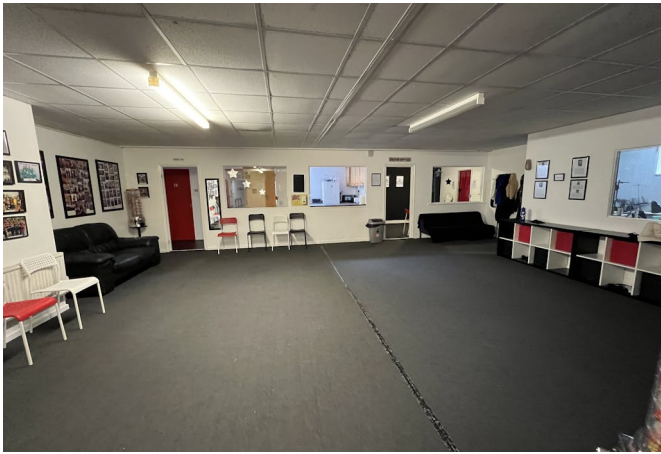
By appointment only via sole agents Vail Williams

AML

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

Legals Fees

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





Enquiries & Viewings



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**Vail
Williams**

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166 Haslemere Road, Southsea, Portsmouth, PO4 9AS – Tenancy Schedule

Demise	Tenant	Floor Area (GIA)	Rent (per annum exclusive)	Lease Term	Break Option	Rent Review	Comment
Ground Floor LHS	Classic Carpets (Portsmouth) Limited	3,421 sq ft	£17,250	10 year lease from 31st March 2025	5th anniversary	5th anniversary	Inside L&T act
Ground Floor RHS	Polease the Costumiers Limited	3,596 sq ft	£18,000	5 year lease from 18th December 2020	N/A	N/A	Inside L&T act
First Floor	Marie Ivemey	7,765 sq ft	£13,800	10 year lease from 11 March 2025	5th anniversary	5th anniversary	Inside L&T act
Telecoms Mast	EE Limited	N/A	£4,900	10 year lease from 1 st September 2025	Landlord Development break option after five years	Rent review every three years by reference to the Retail Price Index	N/A
Telecoms Mast	Vodafone/O2	N/A	£10,250	10 year lease from 5 th November 2016	N/A	N/A	N/A
Total		14,782 sq ft	£64,200 pax				