82A/B CRASSWELL STREET, PORTSMOUTH, PO1 1HT

EDUCATION / OFFICE FOR SALE

8,445 SQ FT (784.57 SQ M)

Vail Williams

Summary

TWO STOREY COMMERCIAL BUILDING ON SELF CONTAINED SITE

Available Size	8,445 sq ft
Price	Offers in the region of £500,000
Rateable Value	£35,250
EPC Rating	D (93)

- Rare freehold commercial property
- Potential for conversion to alternative uses - subject to planning
- Site area of approx 0.145 acres
- Available size - 8,034 sq ft (746.34 sq m) including basement
- Price - offers in the region of £500,000 exclusive of VAT
- EPC - to be confirmed

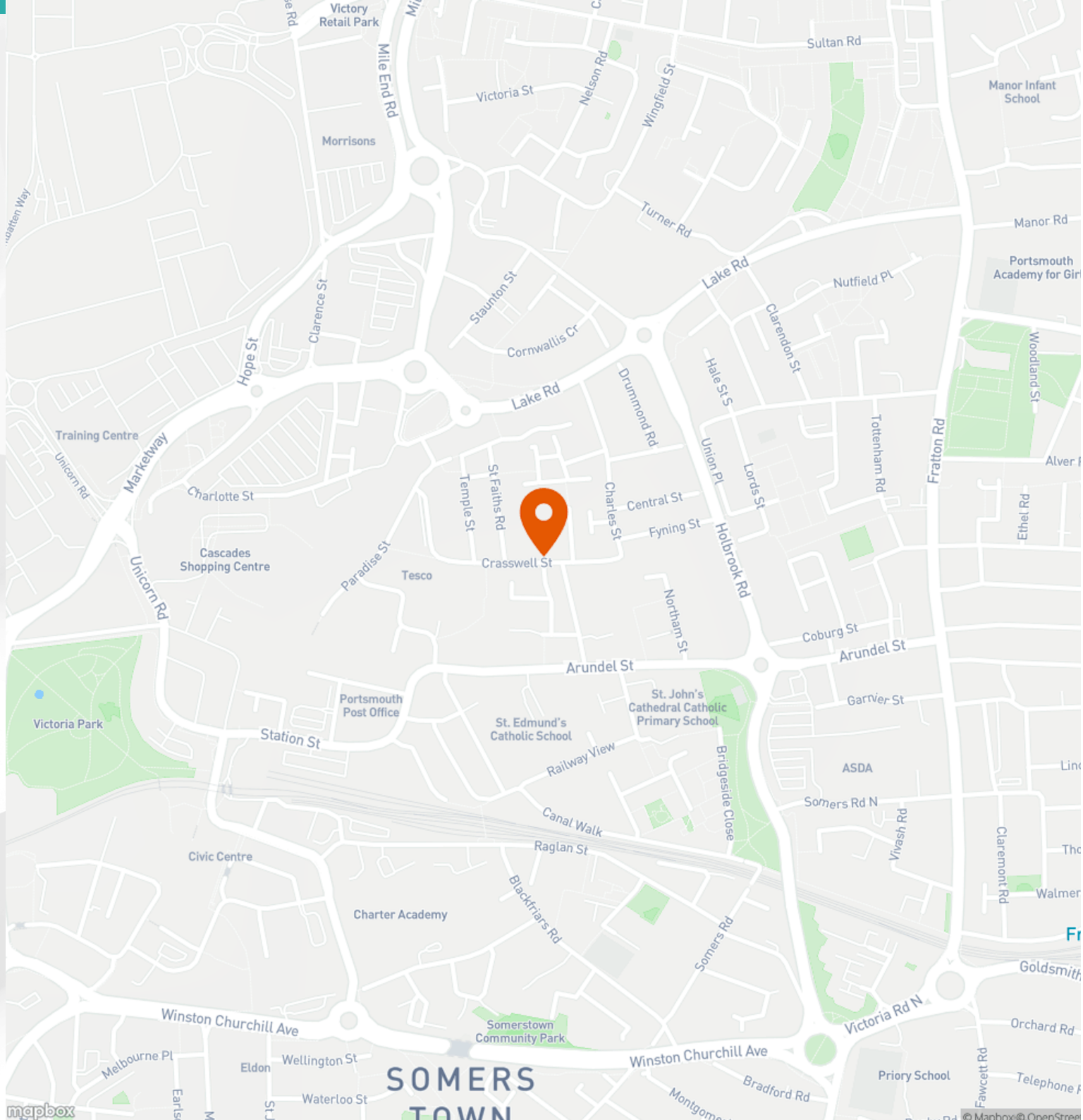
Location

82a/b Crasswell Street,
Portsmouth, PO1 1HT

The property is located in Landport, Charles Dicken's birth place, an inner-city district of Portsmouth comprising a mix of property types. Residential stock is predominantly post war, ex local authority purpose built 2-8 storey blocks.

There is a strong commercial presence in the area with a Tesco Superstore and multi-storey car park a short distance to the west and just beyond this, one of the main retail areas in Portsmouth focusing along Commercial Road and including the Cascade Shopping Centre. An NCP car park is located 0.2 miles distant, together with street parking in the vicinity.

The M27 is approximately 6.6 miles to the north and Portsmouth Harbour railway station is approximately 2 miles distant.



Further Details

Description

The property is arranged in two sections, linked by a central single storey addition. The front section is a former Victorian pub, The Egremont Arms, of traditional construction under a tile pitched roof and arranged over two storeys used as offices and a Family Contact Centre. To the rear is a 2.5 storey former St Faiths Institute and Mission Church built in 1903 of traditional brick construction under a pitched roof, and more recently a children's nursery and administration offices - The Roberts Centre is a registered charity.

The ground floor of the former pub comprises individual office suites and ancillary accommodation. The front ground floor has a larger room with a fully fitted domestic kitchen and an adjoining children's play area. The single-storey flat roof link accommodates a reception area and is accessed from the side via Upper Church Path, which runs along the side of the property.

This section of the property comprises a mostly open plan area on the ground floor with full mezzanine over, fitted out as a nursery specification including vinyl floors. The remainder of the ground floor provides various individual rooms, kitchen facilities and there is a basement for storage areas used for storage and plant.

The mezzanine has further office areas . To the rear there is a single storey garage with loading door and a walled yard laid with artificial grass.

Terms

The freehold interest is available for sale with vacant possession.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Front	1,075	99.87
1st - Front	1,098	102.01
Ground - Rear	2,925	271.74
1st - Rear	1,410	130.99
Ground - Single Storey Link	479	44.50
Mezzanine	1,047	97.27
Basement	411	38.18
Total	**8,445**	**784.56**

Legal Costs

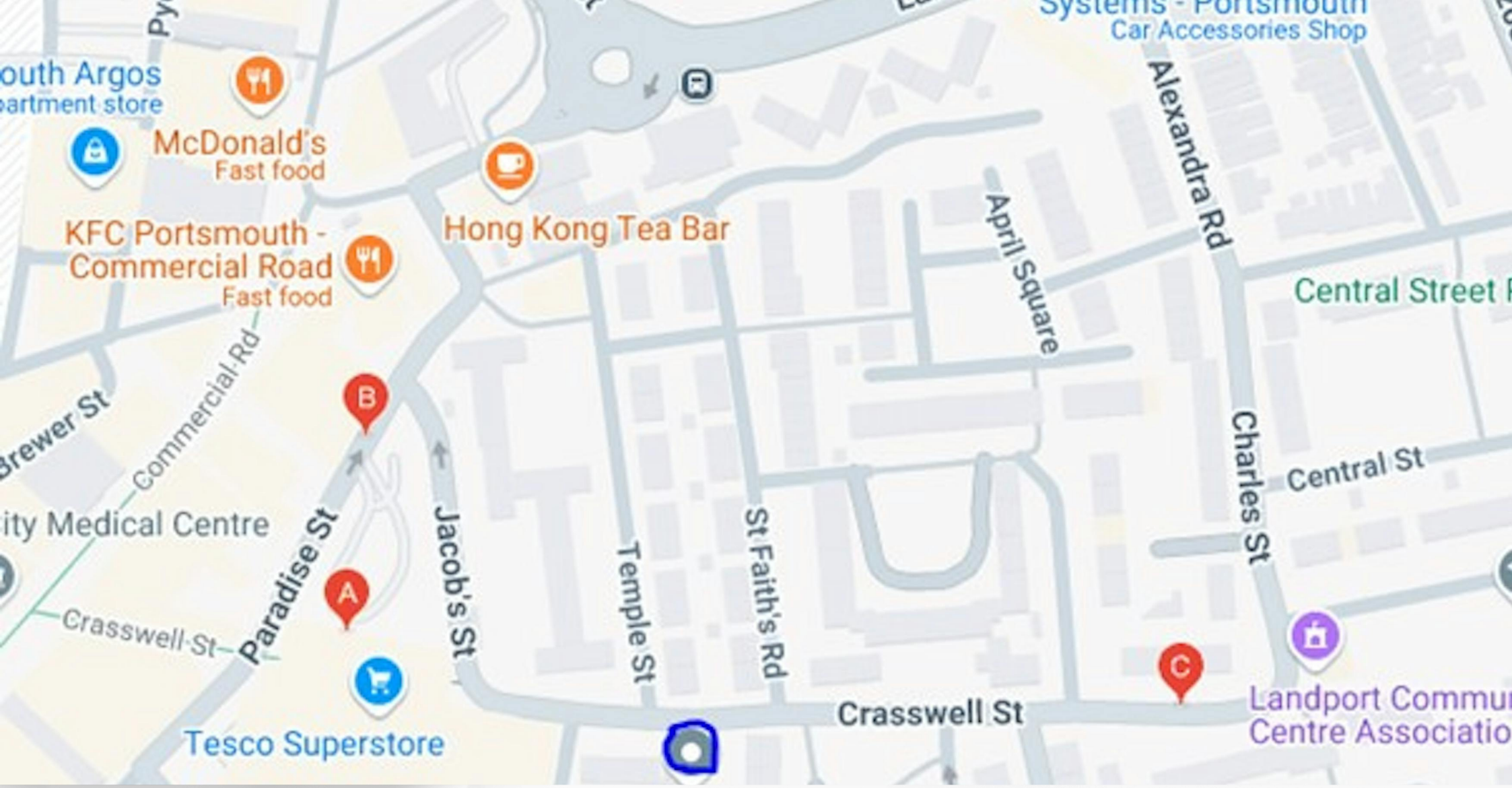
Both parties are to bear their own legal costs plus VAT unless otherwise stated. Terms are strictly exclusive of VAT and interested parties must satisfy themselves as to the instance of the in the subject case.

AML

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

RICS Code of Measuring Practice

All floor areas are approximate and measured to Gross Internal Area in accordance with the RICS Property Measurement (2nd edition) incorporating RICS Code of Measuring Practice (6th edition).



Enquiries & Viewings

Russell Mogridge
rmogridge@vailwilliams.com
07815 737175
02392203200

Alice Masterman
amasterman@vailwilliams.com
07393 235709

Vail Williams
View on our website

Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact c. All properties are measured in ccordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with he RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 15/09/2025