

406-414 OLD COMMERCIAL ROAD,
PORTSMOUTH PO1 4QH



FORMER ST JOHN AMBULANCE TRAINING CENTRE FOR SALE



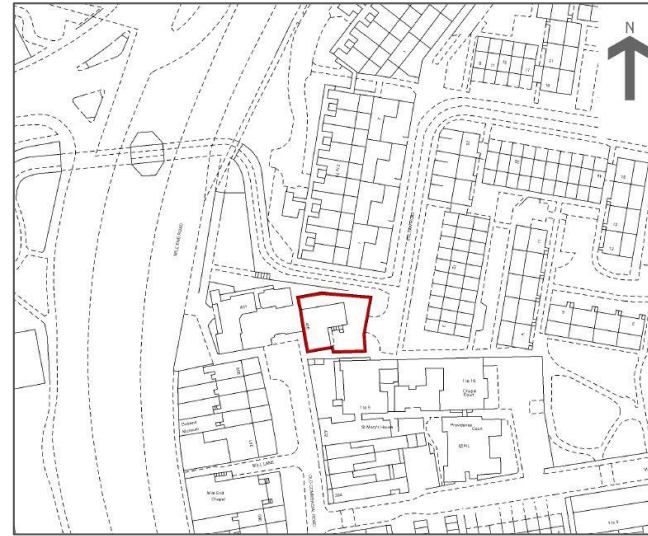
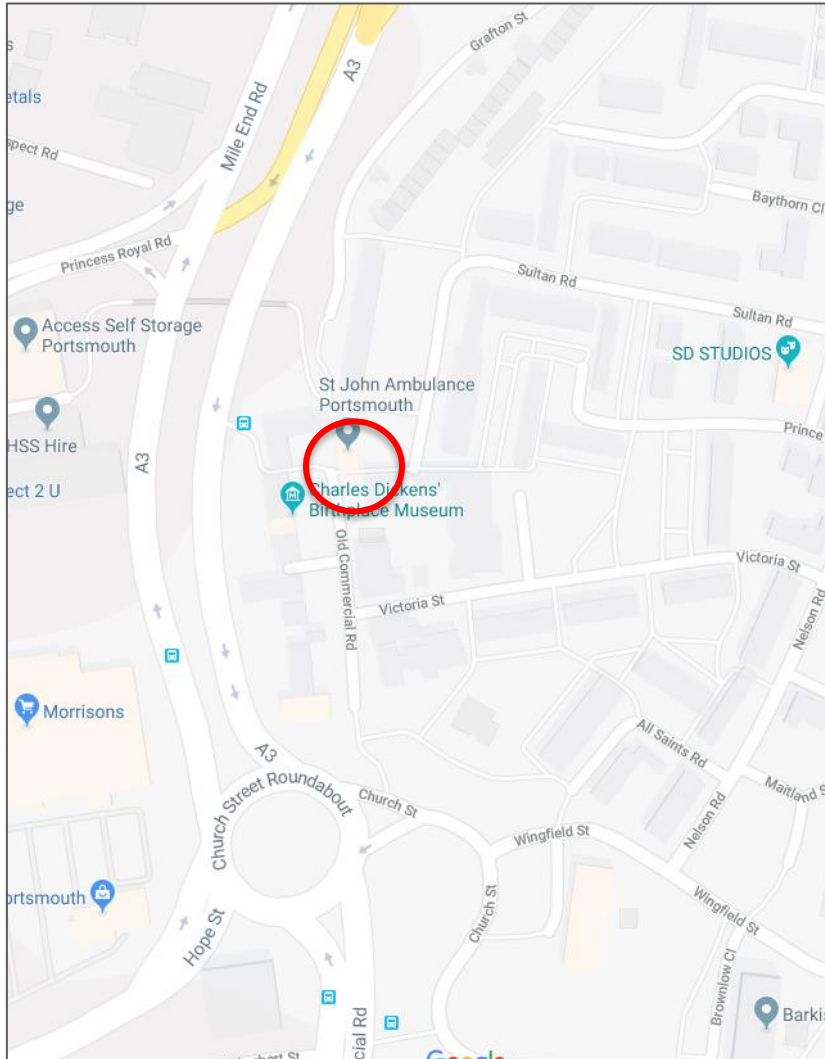
2,735 sq.ft (254.08 sq.m)

KEY FEATURES

- Detached freehold property
- Secure off-street parking and storage
- Potential change of use (STP)



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LOCATION

The property is located within the Charles Dickens Conservation Area. The Conservation Area is distinctively characterized by a cobbled street, Victorian street lighting, bollards and retains the original tram tracks.

Portsmouth and Southsea Railway Station is under a mile to the south of the property providing regular services direct into London Waterloo. Gunwharf Quays is approximately 1.5 miles from the property.

Immediately adjacent to the property is a Morrisons superstore, Dreams Beds, Portsmouth International Port and HM Royal Naval Base. The property is to the south east of the A3/M275 linking directly into the M27 with Brighton (A27) to the east and Southampton Airport (approximately 19 miles) to the west.

Cascade Shopping Centre and Commercial Road are located a short walk from the property.

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SCHEDULE OF AREAS (APPROX.)

| GROUND FLOOR | ft ² | m ² |
|---------------|-----------------|----------------|
| Training room | 1,181 | 109.75 |
| Training room | 230 | 21.40 |
| Kitchen | 136 | 12.64 |
| Store | 68 | 6.32 |
| Total | 1,615 | 150.11 |

(excluding male, female and disabled WC areas)

| FIRST FLOOR | ft ² | m ² |
|-----------------------|-----------------|----------------|
| Office | 107 | 9.97 |
| Office | 143 | 13.24 |
| Staffroom and Kitchen | 374 | 34.77 |
| Total | 624 | 57.98 |

| FIRST FLOOR RESIDENTIAL | ft ² | m ² |
|-------------------------|-----------------|----------------|
| Room | 112 | 10.44 |
| Room | 74 | 6.83 |
| Store | 5.7 | 0.53 |
| Store | 4.3 | 0.40 |
| Store | 6.03 | 0.56 |
| Living Room | 253 | 23.53 |
| Bathroom | 34 | 3.70 |

| | | |
|--------------|--------------|---------------|
| TOTAL | 2,735 | 254.08 |
|--------------|--------------|---------------|

| EXTERNAL GARAGE/STORE | ft ² | m ² |
|-----------------------|-----------------|----------------|
| TOTAL GIA | 540 | 50.25 |

DESCRIPTION

A detached two storey purpose-built building situated within the Charles Dickens Conservation Area. The building is of traditional brick construction with a tiled roof with further single storey addition to the rear within the site curtilage. The site includes a double garage block and secure yard. The premises can be accessed from Old Commercial Road and has vehicular access from Sultan Road.

The ground floor comprises of two interlinked rooms, fitted kitchen, WCs and two storage areas. The first floor is configured as offices and training rooms with self-contained two-bedroom flat which has its own independent access.

TENURE

Freehold with full vacant possession.

PRICE

Upon application.

EPC

To be assessed.

BUSINESS RATES

We are advised by the Valuation Office Agency website (www.voa.gov.uk) that the property has a rateable value of £5,400. However, we would advise an interested party to confirm the accuracy of this information.



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SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

VIEWING

Strictly by appointment through the sole agents.

CONTACT

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SUBJECT TO CONTRACT
March 2019

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