

155 Winter Road, Southsea
PO4 8DR



FOR SALE

■ Retail Unit & First Floor Flat

Total Size 116.41 sq m (1,253 sq ft)

■ Key Features

- Central location in Southsea
- Busy retail parade and residential area
- Open plan retail unit
- Self contained two bedroom flat
- Would suit a variety of uses (STP)
- Freehold with vacant possession
- Price £260,000 (STC)
- Nearby occupiers include Cinnamon Coffee, David Antony Hairdressers, Bicycle Boutique and Empire Tattoo Parlour



Location

Southsea is a busy and attractive area within Portsmouth, which is located approximately 19 miles south east of Southampton and 70 miles south west of London.

The property is situated within a **popular residential and retail area** on the western side of Winter Road, close to its junction with Goldsmith Avenue. **Nearby occupiers include David Antony Hairdressing, Cinnamon Coffee, Emipre and Bicycle Boutique.**

Accommodation

The property comprises a **ground floor retail unit** providing mainly open plan sales area and a **first floor two-bedroom flat**, which is independently accessed from the rear.

We have measured and calculated the accommodation to have the following approximate Net Internal Area (NIA):

Description	sq m	sq ft
Ground Floor		
Sales	40.01	431
Ancillary	19.16	206
First Floor		
Two Bedroom Flat	57.23	616
Total (NIA)	116.41	1,253

Terms

We have been instructed to market the property with **vacant possession** and quote a price of **£260,000 for the freehold interest** subject to contract.

VAT

We understand the property is not registered for VAT.

Viewings and Further Information

Please contact the sole agents Flude Commercial incorporating Garner Wood:

portsmouthproperties@flude.com

023 9262 9000

www.flude.com



Planning

Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

EPC

To be confirmed.

Business Rates/Council Tax

Rateable Value (2017): £5,400

Council Tax Band: A.

As the RV is below £12,000 we believe **100% small business rate relief is possible.**

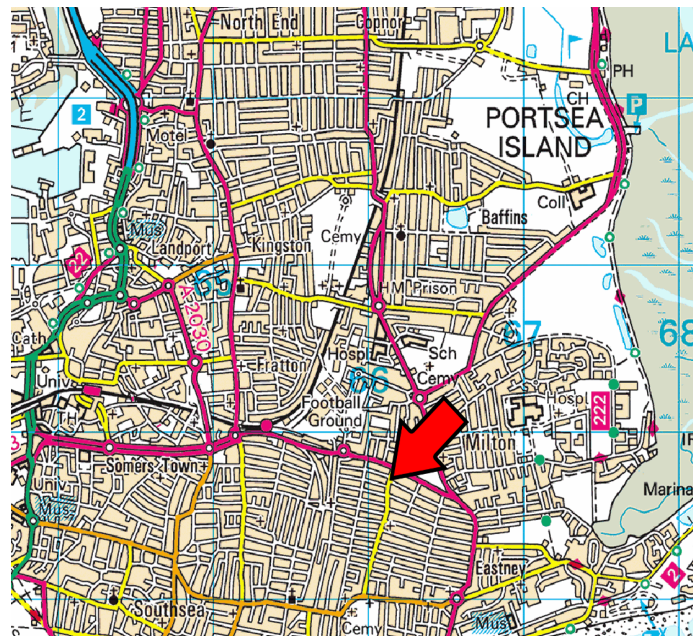
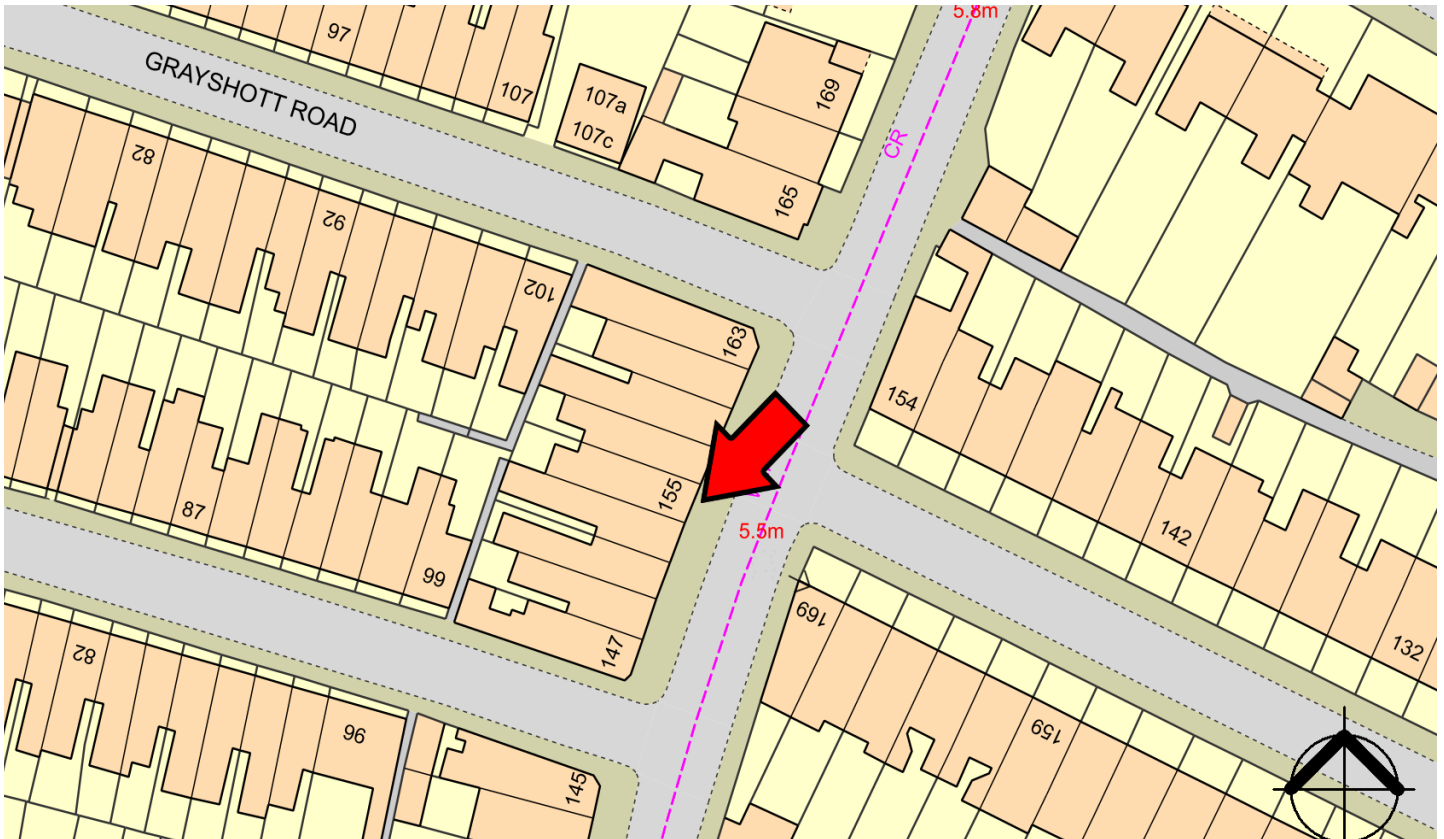
Legal Fees

Each party to bear their own legal costs incurred.

Photographs



Location Maps



For identification purposes only.

Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

4 June 2019