



25 London Road, Widley, Waterlooville, PO7 5AS
FOR SALE - MIXED USE

Summary

Tenure	For Sale
Available Size	1,123 sq ft / 104.33 sq m
Price	£260,000
Rateable Value	£7,900
EPC Rating	C (64)

Key Points

- For Sale
- Allocated Parking
- Rear Outside Space
- Ground Floor Commercial & 1st Floor Residential
- Roadside Visibility
- Class E

Regulated by



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PORTSMOUTH **023 9237 7800**

SOUTHAMPTON **023 8011 9977**

Description

The property is a mid-terrace which consists of a ground floor commercial unit formally used as an office space, which is now vacant; and a first floor residential property, consisting of 2 bedrooms, kitchen, shower and lounge space, which is currently let out on a 6-month AST.

The property also benefits from x2 parking spaces, a garage, and outdoor space.

Location

The property fronts the busy London Road (A3) connecting Portsmouth to Waterlooville and Havant and located between Lily Avenue and Lansdown Avenue on the western side of the road as traffic heads toward Waterlooville.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Commercial	558	51.84	Available
1st - Residential	565	52.49	Available
Total	1,123	104.33	

Terms

Freehold sale at £260,000

Business Rates & Council Tax

1st Floor residential Council Tax band - B

Ground floor rateable value: £7,900*.

*Small Business Rates Relief of 100% is available for ratepayers occupying a single property with a rateable value up to and including £12,000 from 1 April 2017.

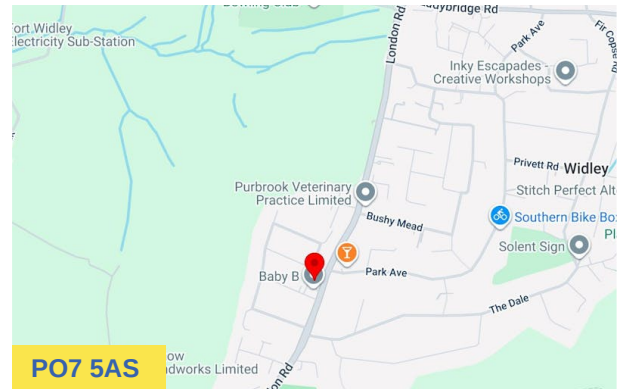
You are advised to confirm the rates payable with the local council before making a commitment.

Other Costs

Legal Costs - Each party will be responsible for their own legal costs incurred in the transaction.

Unless otherwise states all rents and costs are exclusive of VAT.

VAT is not applicable



Viewing & Further Information

James West
02392 377800 | 07415438230
James@hi-m.co.uk

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