



**HOLLOWAY
ILIFFE &
MITCHELL**

Industrial, Investment, Motortrade, Warehouse
FOR SALE



Portsmouth MOT Centre, Alchorne Place, Portsmouth, PO3 5QL

Well Located & Secure Industrial Investment

Summary

Tenure	For Sale
Available Size	1,823 sq ft / 169.36 sq m
Price	£250,000
Rateable Value	£17,250
EPC Rating	D (82)

Key Points

- Detached Building
- 9 Years Unexpired Term
- ERV: £25,000 per annum
- Yard Space
- Rent Review Due November 2026

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Portsmouth MOT Centre, Alchorne Place, Portsmouth, PO3 5QL

Description

The property is a detached industrial building providing office, reception, workshop space which includes 2 car lifts, a run up ramp and break roller. There are approximately 4 parking spaces to the front and a further 3 to the rear.

The building benefits from having a roller shutter loading door to the front and rear of the building.

Location

The property is located within Alchorne Place one of Portsmouth's principle industrial estates to the north of Portsea Island. The estate has good transport links to the Eastern Road (A2030), which has direct links to the A27 and M27 motorways.

Alchorne Place is accessed via Quartremain Road immediately opposite this junction is Bolde Close. The property is located towards the southwest corner of Alchorne Place in a prominent position at its junction with Quartremain Road.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	1,823	169.36	Available
Total	1,823	169.36	

Terms

The long leasehold interest is available at a price of £250,000 subject to the current lease to Kevin Marshall & James Bartholomew Trading as Portsmouth MOT Centre on a 15 year lease from 17th November 2020 upto and excluding 16th November 2035 at a current passing rent of £21,500 per annum. The building is held on the balance of a long leasehold interest for a term of 125 years from 6th November 1979 leaving approximately 78 years remaining. The current ground rent is £2,795 per annum.

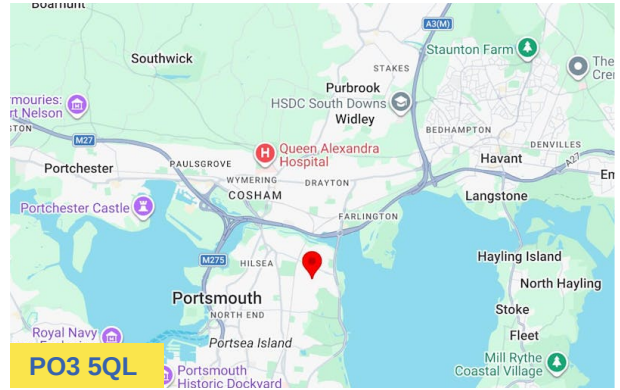
Business Rates

Rateable Value £17,250

You are advised to make your own enquiries to the local authority in this regard.

Other Costs

Legal Costs - Each party to pay their own costs incurred in the transaction.
VAT - Unless stated otherwise all cost and prices are exclusive of VAT.



Viewing & Further Information

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