



151-153 Copnor Road, Copnor, Portsmouth, PO3 5BS
Mixed Use Investment For Sale Retail & Residential

Summary

Tenure	For Sale
Available Size	3,362 sq ft / 312.34 sq m
Price	Offers in the region of £550,000
Rateable Value	£14,750
EPC Rating	B (44)

Key Points

- Rare Freehold Investment Opportunity
- Busy Roadside Frontage
- Rear Pedestrian Access
- Mixed Use Retail and Residential
- Potential for Retail Space to be Split or Developed

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SOUTHAMPTON **023 8011 9977**

151-153 Copnor Road, Copnor, Portsmouth, PO3 5BS

Description

The property comprises a ground floor retail space with rear stores and office space which has the potential to be sub-divided or redeveloped to create either two retail units or additional residential space (Subject to Planning).

The upper floors provide 2 two bedroom flats accessed from the side and rear access off Copnor Road and Wallington Road.

The current rental income for the flats is as follows: Flat 151a - £1,000 per calendar month; Flat 153a £950 per calendar month

Location

Copnor Road is one of the main arterial routes into and out of Portsmouth linking with the M27, A27 road networks to the north. Copnor Road (A288) is a busy thoroughfare and the subject being is located on the western side of Copnor Road inbetween the roads of Wallington Road to the south and Epworth Road to the north.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales Area	983	91.32	Available
Ground - Rear Sales Area	133	12.36	Available
Ground - Rear Store	61	5.67	Available
Ground - Middle Store	184	17.09	Available
Ground - Rear Office Area	354	32.89	Available
1st - Flat 151a	710	65.96	Available
2nd - Flat 153a	937	87.05	Available
Total	3,362	312.34	

Terms

Freehold of the property is available at a price of £550,000 subject to two AST's for the flats and with vacant possession of the shop. The current rental income is £23,400 per annum

We understand that the ERV for the whole building is £48,500 per annum and this would give a gross yield of 8.8% based on the quoting price.

Business Rates & Council Tax

Retail Rateable Value £14,750 per annum

Council Tax Flat 151a and 153a - Band A

EPC

Retail - To be reassessed

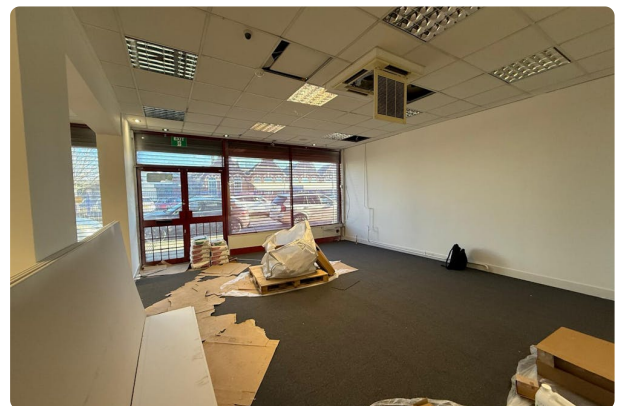
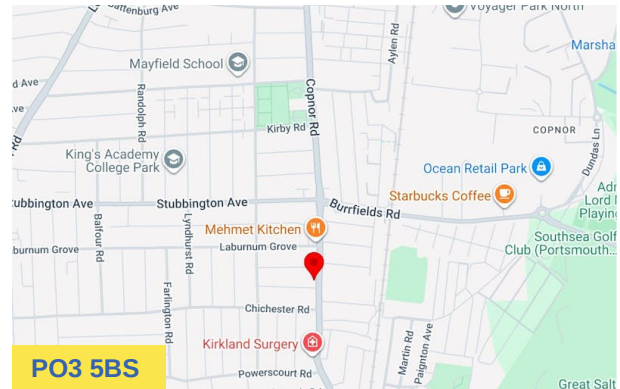
Flat 151a - Band D (66)

Flat 153a - Band D (55)

Other Costs

Legal Costs - Each party to bear their own costs incurred in the transaction

VAT - Unless stated otherwise all costs and prices are exclusive of VAT



Viewing & Further Information

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