



**FOR SALE**

249 London Road  
North End, Portsmouth, Hampshire PO2 9HA



## Key Features

- Established retail and residential location
- Close to local amenities and public transport links
- Would suit a variety of uses (stp)
- Current income available on request
- Future development potential or owner occupier
- Rear loading and car parking for six cars
- No VAT
- Guide Price £400,000
- Option to purchase with next door (251-253)
- Nearby occupiers include Bargain Booze, Underwood Opticians, Ladbrokes and Tesco Express

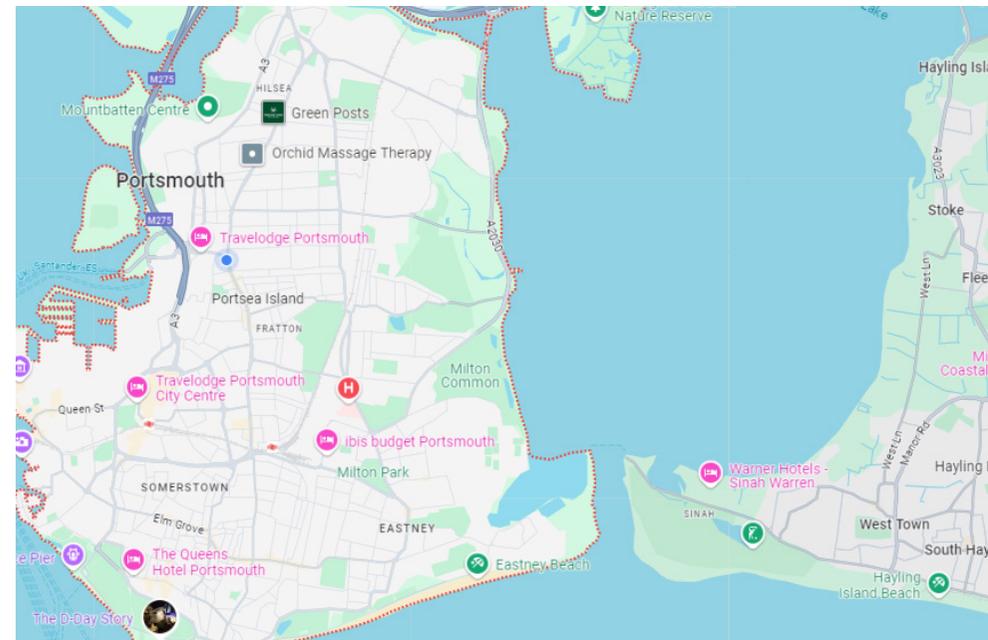




## Location & Situation

Portsmouth is located approximately 19 miles south east of Southampton and 70 miles south west of London. The city benefits from excellent road communications being situated at the M27/A27 junction, which links to M3 and A3(M) and provides access to London and the wider national motorway network.

The property is located on the western side of London Road, North End with a prominent corner position leading on to Wadham Road. The area is an established retail location with residential nearby. Nearby occupiers include Bargain Booze, Underwood Opticians, Ladbrokes and Tesco Express.





## Description & Accommodation

The property comprises a corner plot two-storey building that is currently arranged with two two-bedroom and one one-bedroom self contained flats. There is an extensive ground floor office with kitchenette and toilet facilities. The entrance hall has historic features and provides a grand opening and staircase.

The current tenant accesses the building through the side entrance from the office, as it provides easy access to the neighbouring building (which is also occupied by the tenant). There is a separate main entrance area for the flats so it can be self-contained. The spacious office area is used daily, and one flat is currently let to an employee. The other two flats are vacant and need refurbishing. They are all under the lease with the current tenant.

There are six car parking spaces associated with this property.

We have measured and calculate the premises to have the following Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground Floor Office	390	36.2
Ground and First Floor Flat	1,381	128.3
<b>Total NIA</b>	<b>1,771</b>	<b>164.5</b>





## Taxation

Flats 1 - 3 all have Council Tax Band A.

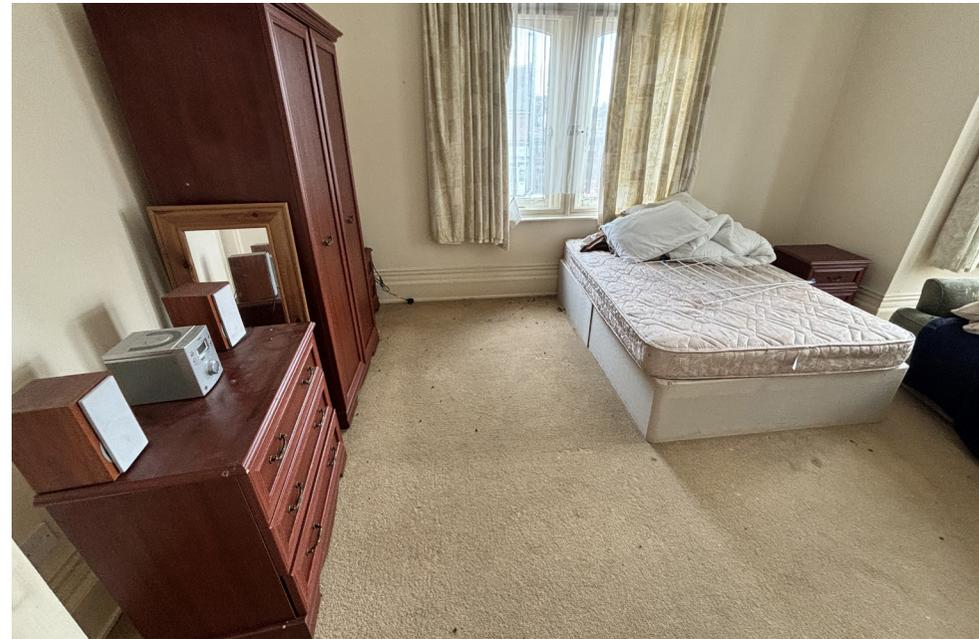
## EPC

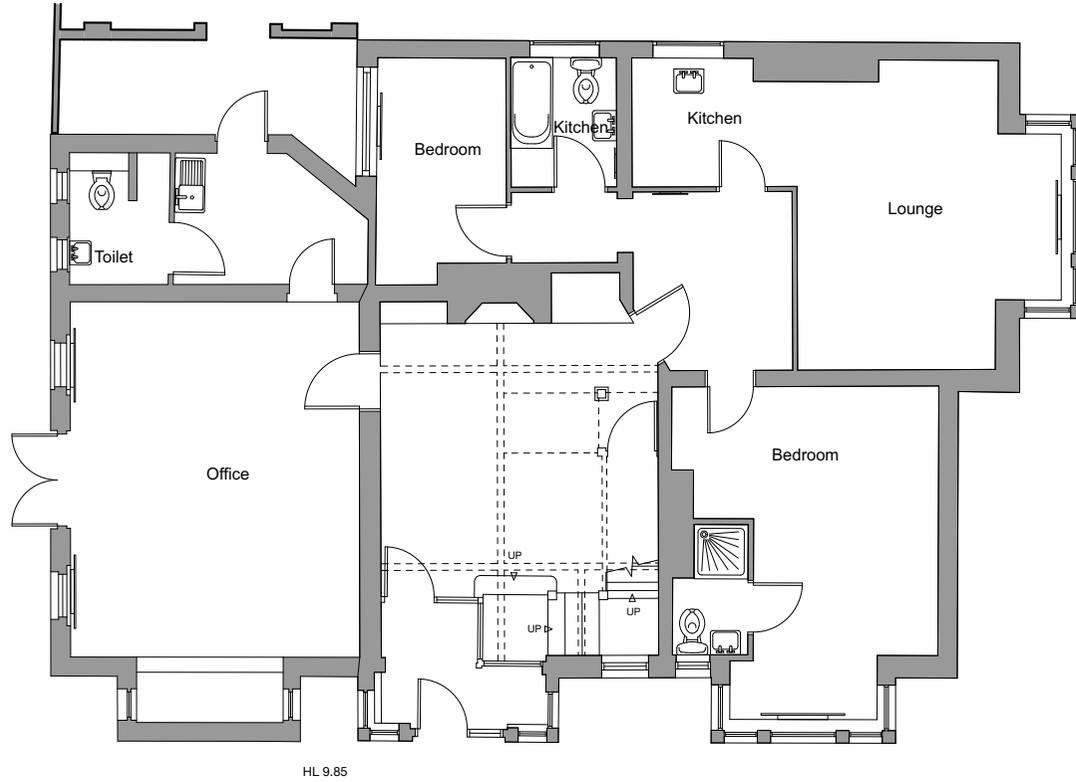
We understand the property has an EPC rating of D (98).

## Planning

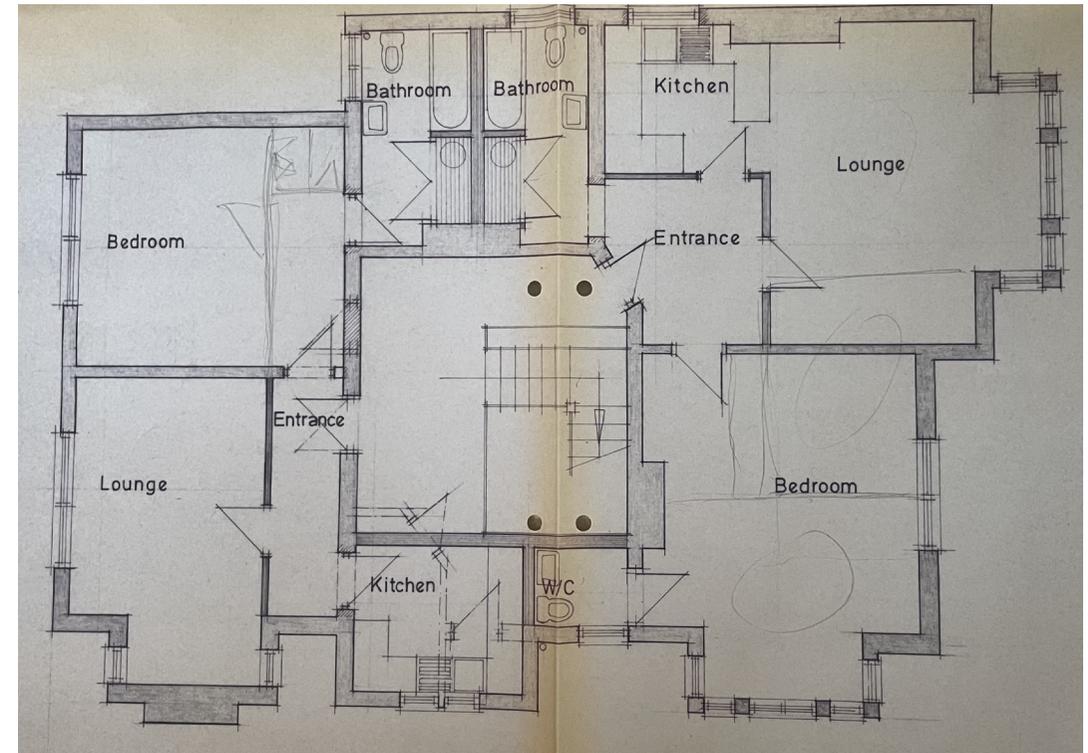
The property is used as an Office and three residential flats within Class B1 / C3 use under the Town and Country Planning (Use Classes) Order 1987, as amended.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.





Ground Floor



First Floor

FLOOR PLANS For identification purposes only



## Terms

We have been instructed to market the property and quote a price of £400,000 for the freehold interest subject to contract.

The property is currently let to CVS (UK) Ltd who are holding over. Lease details available on request.

We understand that they have found a new premise with planned occupation early 2025.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

We understand that the property is not elected for VAT.

## Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



## Further Information

Please contact the sole agents Flude Property Consultants:

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023 9262 9006

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September 2024

