



70 Garnier Street
Portsmouth, Hampshire, PO1 1PD

FOR SALE

**Freehold Workshop/Offices with
Parking**
Total Size - 230.18 sq m (2478 sq ft)

Key Features:

- Rare freehold opportunity
- Centrally located off busy precinct
- Parking / yard space available
- Walking distance to Fratton Train Station
- Previously used as office / workshop
- Suitable for owner occupier or investor
- £325,000
- Nearby occupiers include Asda, Bridge Centre and other independent occupiers





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Location

Portsmouth is located approximately 66 miles south west of Central London, 53 miles west of Brighton and 20 miles east of Southampton. 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.

Description

The subject property is accessed to the rear of Garnier Street which is primarily residential and accessed off Fratton Road. Nearby occupiers include Asda and the Bridge Centre.

The property consists of a two storey detached building with yard space that can be used for parking.

Internally, the unit has been split into workshop and office space. The ground floor mainly consists of workshop and storage. The first floor can be accessed via a front staircase and rear staircase and comprises of multiple office suites with reception area.

There are ground floor and first floor W/Cs.

Accommodation

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Ground Floor	1,054	97.92
Ground Floor	449	41.71
First Floor	975	90.58
Total	2,478	230.21

Flude Property Consultants 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 Property Consultants 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.

16 June 2025

Planning

B1 c / B8 uses.

Terms

We have been instructed to market the property with vacant possession and quote a price of £325,000 for the freehold interest subject to contract.

Business Rates

Rateable Value (2023): £21,500

VAT

We understand that the property is not elected for VAT.

Legal Fees

Each party to bear their own legal costs incurred.

AML

Due to Government legislation, we are legally obliged to undertake Anti-Money Laundering checks on prospective Purchasers / Tenants where a transaction has a capital value of €15,000 (Euro) or more or a rental value of €10,000 (Euro) per calendar month or more. This includes checking proof and source of funds. Please note that we need to obtain the relevant information and record this on file before a transaction can be contracted.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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