



FOR SALE

Kestrel Court
77-79 High Street, Cosham, Portsmouth, Hampshire, PO6 3AZ



Key Features

- Located in busy suburb of Portsmouth
- Strong and accessible location on high street
- Three retail units, together with two residential flats
- Open plan retail units
- Airspace above sold off on long lease
- Fully let with total income of £56,280 pa
- Freehold, subject to the tenancies
- Offers in excess of £500,000 stc (No VAT)
- A purchase at this level would reflect a NIY of 10.5% after usual purchasers costs of 6.8%
- Nearby occupiers include Peacocks, Greggs, Costa, Specsavers and Betfred



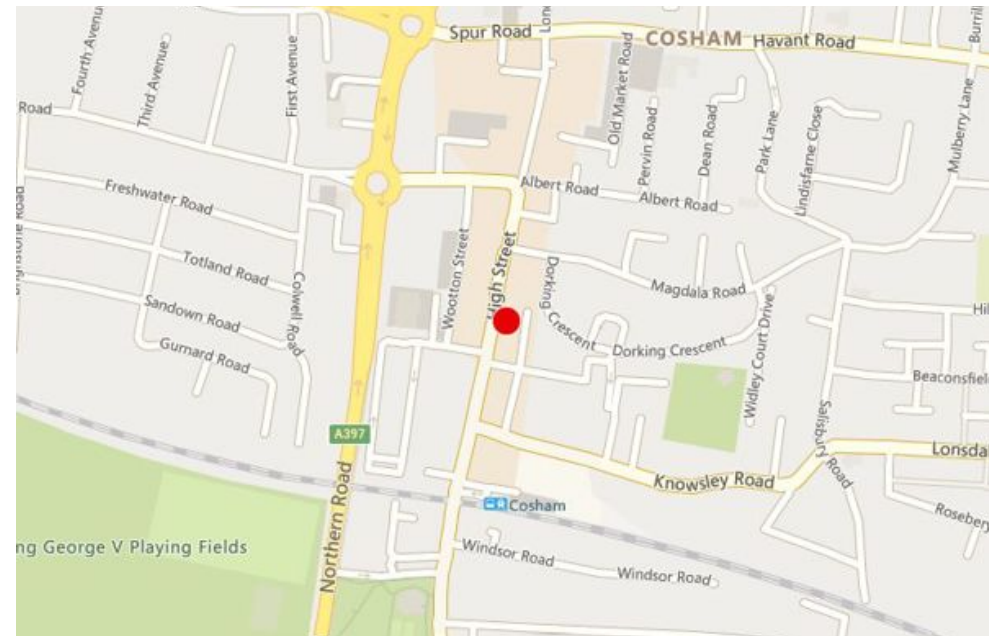


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Location & Situation

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 in Cosham, which is a busy suburb of Portsmouth. Nearby occupiers include Peacocks, Greggs, Costa, Specsavers and Betfred.





Description & Accommodation

The subject property comprises a single-storey mid-terrace building. The ground floor is arranged to provide three retail units, with two self-contained residential flats (1 x 1 bedroom and 1 x 2 bedroom) located to the rear and accessed via Dorking Crescent.

Part of the ground floor and airspace above the building benefits from planning permission for a residential development, but this element has been sold off on a long lease.

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
77 High Street	636	59.08
77a High Street	472	43.85
79 High Street	686	63.73
Flat 1	797	74.04
Flat 2	581	53.97
Total	3,172	294.68





Rateable Value

Rateable Value (2026):

77a High Street: £6,800

77 High Street: £9,400

79 High Street: £10,000

We understand the flats to have the following Council Tax Bands:

Flat 1, Kestrel Court: B

Flat 2, Kestrel Court: A

EPC

We understand the property to have an EPC ratings of:

77a High Street: B (expiry date - 09/07/2034)

77 High Street: B (expiry date - 09/07/2034)

79 High Street: B (expiry date - 13/07/2034)

Flat 1, Kestrel Court: D (expiry date - 06/06/2032)

Flat 2, Kestrel Court: D (expiry date - 06/06/2032)

Planning

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





Tenancy

The property is let to three commercial tenants and two residential tenants, as follows:

77a High Street: A new 5-year lease has been signed, commencing on 1st December 2026, with a passing rent of £9,540 pa.

77 High Street: Let for a term of five years from 1st February 2026 to 31st January 2031, with a passing rent of £12,000 pa.

79 High Street: Let for a term of four years from 1st June 2023 to 31st May 2027, with a passing rent of £12,000 pa.

Flat 1, Kestrel Court: Let on a periodic AST tenancy at a rent of £12,540 pa.

Flat 2, Kestrel Court: Let on a periodic AST tenancy at a rent of £10,740 pa.

The air space above has been sold off on a long lease.

Therefore, the total rent for the property is £56,280 pa.





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Terms

We have been instructed to market the freehold interest, subject to the existing tenancies and contract, with offers in excess of £500,000. A purchase at this level would reflect a NIY of 10.5% after usual purchasers costs of 6.8%.

The Airspace above has been sold off on a long leasehold interest and does not form part of ownership.

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

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

Please contact the sole agents Flude Property Consultants:

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07800 562509

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.

14 April 2026

