

PORTSMOUTH

229/231 Commercial Road PO1 4BJ

SHOP/RESTAURANT FOR SALE OR LET

Planning Consent For A3 Use Now Obtained

2,861 sq ft

Close to Macdonalds, Sports World, Millets, KFC and Mothercare

Location

The premises are situated in a prominent trading location at the northern end of Commercial Road close to the junction of Charlotte Street and the Market Way roundabout. The shop lies close to McDonalds, Sports World, Subway, KFC and Mothercare.

Description

The is a semi detached 3 storey building with the ground floor fitted as retail. The uppers were last used as offices but require refurbishment.

Accommodation

The property affords the following dimensions and floor areas:

	Metric	Imperial
Gross frontage	9.12 m	29'11"
Internal Width	7.87 m	25'10"
Shop Depth	39.50 m	129'7"
Ground Floor Sales	265.7 sq m	2,861 sq ft
First floor	233.2 sq m	2,509 sq ft
Second floor	206.5 sq m	2,222 sq ft

Planning

An A3 use has recently been obtained for the ground floor. A planning application in respect of a residential conversion of the uppers will be submitted shortly.

Price

Offers in the region of **£475,000** are invited for the Freehold Interest.



Letting

My clients will consider letting the ground floor of the premises at a rental of £45,000 p.a.x.

Rates

Rateable Value	£17,000
UBR (2012/13)	45 p

Costs

Each party to bear their own in this transaction.

Inspection

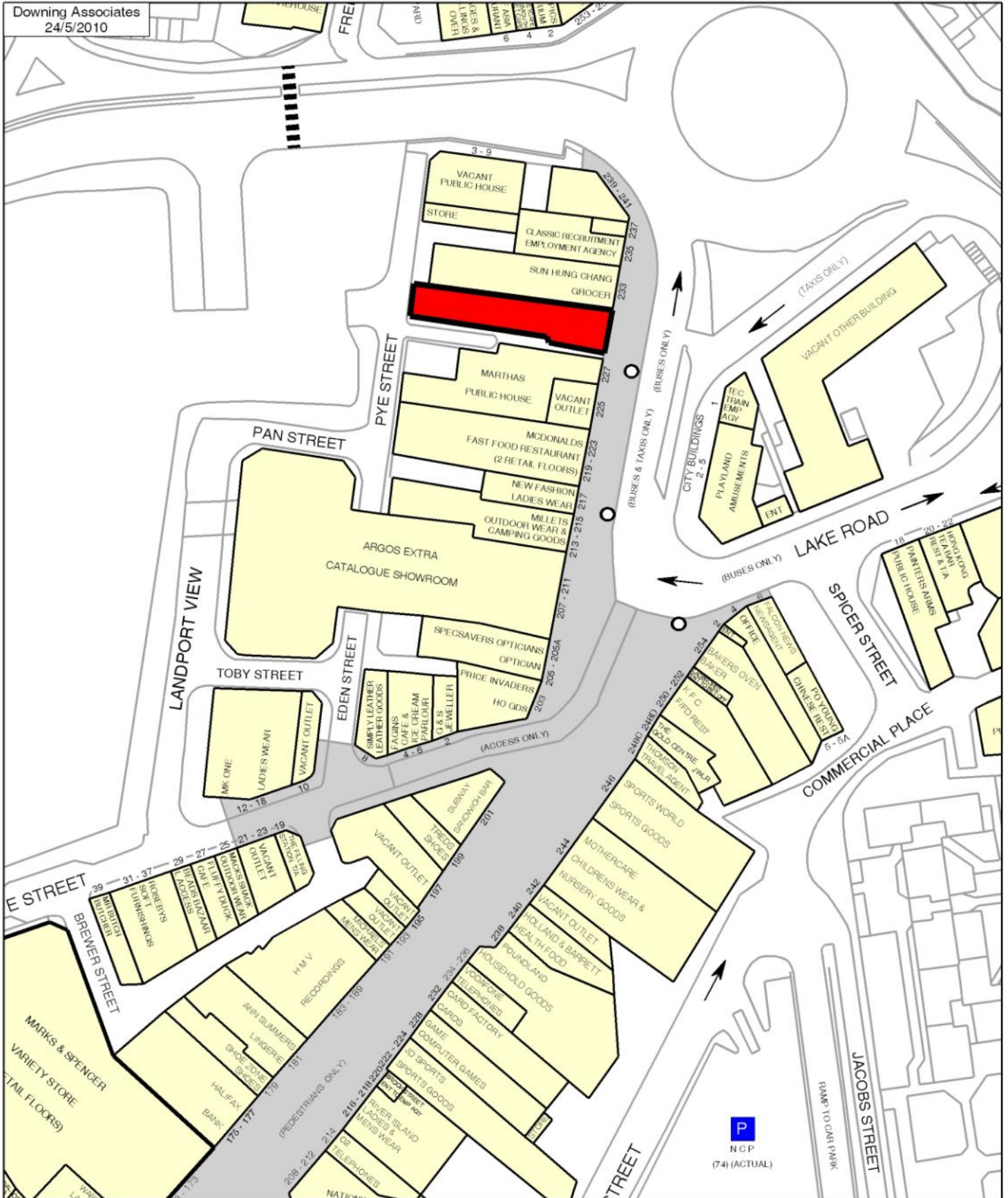
Strictly by appointment via the sole agent:

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Downing Associates
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