



**HELLIER
LANGSTON**

Commercial Property Consultants

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FOR SALE

SHOP

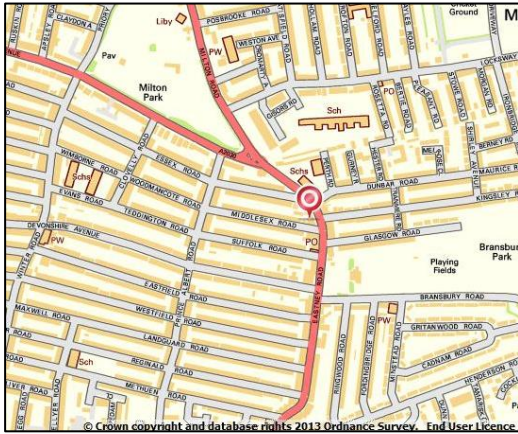
**177 EASTNEY ROAD
SOUTHSEA
PO4 8EA**

- Sales 345 sq. ft. (34.8m²)
- Busy shopping parade

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Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.) in respect of any transaction.

Location



Eastney Road is situated on one of the main routes through Portsmouth. The property is on a secondary retail pitch within a densely populated residential area. The seafront is within walking distance. Other occupiers close by include the Co-operative Food, Rowlands Pharmacy and numerous local retailers.

Description

The property comprises a mid-terrace two storey property offering a ground floor retail unit and at first floor, storage space which could be returned to residential accommodation, subject to planning.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and has the following approximate net internal areas:

Internal Width	12'8"	3.87 m
Shop Depth	34'2"	10.4 m
	sq. ft.	m ²
Ground Floor		
Sales Area	375	34.8
Kitchen/staff	55	5.1
External Stores	173	16.1
External WC		
First Floor		
Store/Bed 1	72.8	6.8
Store/Bed 2	81.5	7.6
Store/Living Area	230.4	21.4
Bathroom		

Terms

The property is available freehold. Offers in the region of £160,000.

Anti-Money Laundering Regulation

Please note all prospective buyers will need to be verified for 'AML' purposes prior to issuing memorandum of agreed terms for a sale.

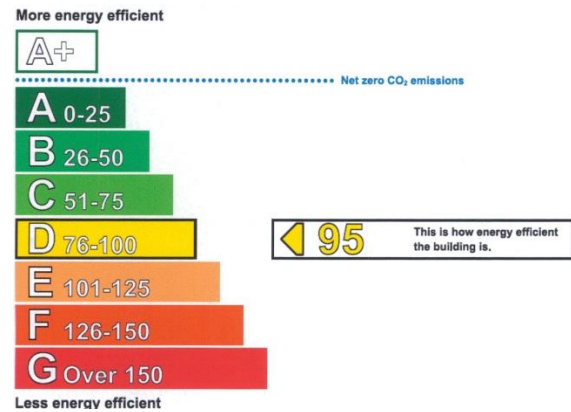
Rateable Value

Shop & Premises - £5,300 (2017)

Source:

<https://www.tax.service.gov.uk/business-rates-find/search>

Energy Performance Certificate



Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly by appointment through sole agents HELLIER LANGSTON.

Zoë Harris

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