

A Mix of Residential, Commercial & Development Land
Offers In Excess of £3,500,000

BEALS 
The Independent
Estate Agents &
Letting Agents



A Mix Of Residential, Commercial & Development Land

Offers in Excess of £3,500,000

- PROPERTY INVESTMENT PORTFOLIO
- COMMERCIAL COMPLEX INCLUDES SHOP PREMISES AND SHOWROOM, 2 FLATS , OFFICE, YARD AND OUTBUILDING
- CURRENT RESIDENTIAL INCOME £176,000 PA
- SIGNIFICANT NEW BUILD POTENTIAL
- 3 BLOCKS, CONVERTED HOUSE, TERRACE OF 5 FLATS



An Investment Portfolio comprising of Residential, Commercial and what we believe to be prime Development Land. The portfolio is situated in Gosport, an Historic Naval Town on Hampshire's South Coast.

Gosport is attracting significant investment from Local and National business with Local and Central government improving both the infrastructure and environment for development of both business and Leisure.

Baily Properties Limited Portfolio consists of Residential flats: three blocks with six studios in each, a detached house divided into five one bedroom flats, a terrace of one, two and three bedroom flats and 17 garages. The Commercial buildings were previously occupied by a Builders Merchants paying a rent of approximately £50,000 for the use of the Shop premises and Showroom, Yard, Stores and car park. There are a further two, two bedroom flats adjoining the Shop premises and show room with an office, readily convertible into another flat.

The development potential of the Yard, car park and stores is very exciting and would, we believe, be looked upon favourably by Gosport Borough Council. Clearly it is important that any buyer makes their own enquiries of the Local Authority before a commitment to purchase is made.

The Residential Portfolio has, at the time of writing, a 100% occupancy rate with over 70% of tenants resident for 2 years or more. We believe that a significant proportion of the rents are currently under market value and would benefit from a rent increase. All of the tenancies are Assured Shorthold, let in line with current legislation.

At present the Residential Portfolio produces a significant income, the value of which is available on application. The Commercial portion of the portfolio is currently vacant.

Opportunities like this are very few and far between. We consider this business to be a good proposition for those looking for an immediate income, an opportunity for growth and with of course the ability to maximise the potential redevelopment of the Commercial Yard / premises.

A breakdown of the portfolio is as follows:

Detached House Linden Grove, Gosport - 5 Flats

Chiltern Court, Lavinia Road, Gosport - 6 Studios

Arreton Court, Smith Street, Gosport - 6 Studios

Albany Court, Lavinia Road, Gosport - 6 Studios

Whitworth Road, Gosport - 5 Flats

Whitworth Close, Gosport - 2 Flats

Builders Merchants, Fronting Whitworth Road, access to Yard via Whitworth Close

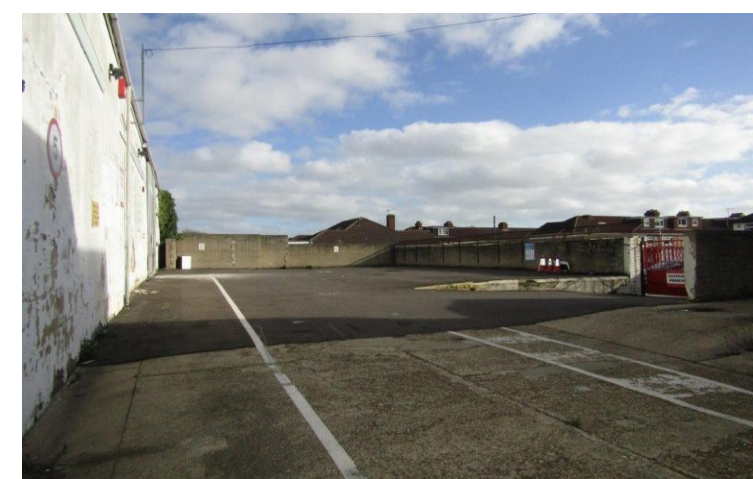
Garages, Chiltern Court, Lavinia Road Gosport

Garages, Arden Close, Gosport

Garages, Wilton Close, Gosport

Garages, Arreton Court, Smith Street, Gosport





ARLA
Association of Residential Letting Agents



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NAEA
National Association of Estate Agents

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