

# MARMION ROAD

SOUTHSEA | HAMPSHIRE | PO5 2BA



£189,995  
Freehold

Fry & Kent are delighted to offer for sale this **FREEHOLD INVESTMENT** located in the very popular Marmion Road area of Southsea. The property comprises the ground floor premises currently let to a business that has been **ESTABLISHED** for several years with the residue of a five-year lease granted on the 17th January 2019 returning an income of £12,000 per annum. The Upper floor flat has the benefit of a 99 Year lease from 1st October 1989. The ground floor has a **SMALL COURTYARD** to the rear. Please contact us for further details.

- Freehold Investment Opportunity
- Residue of Lease for Ground Floor
- Upper Floor 99 Year Lease from 1989
- Popular Requested Shopping Area
- Current Business Unaffected
- Small Courtyard to the Rear
- Close to Precinct and Parking
- Early viewing Recommended



## KEY FACTS

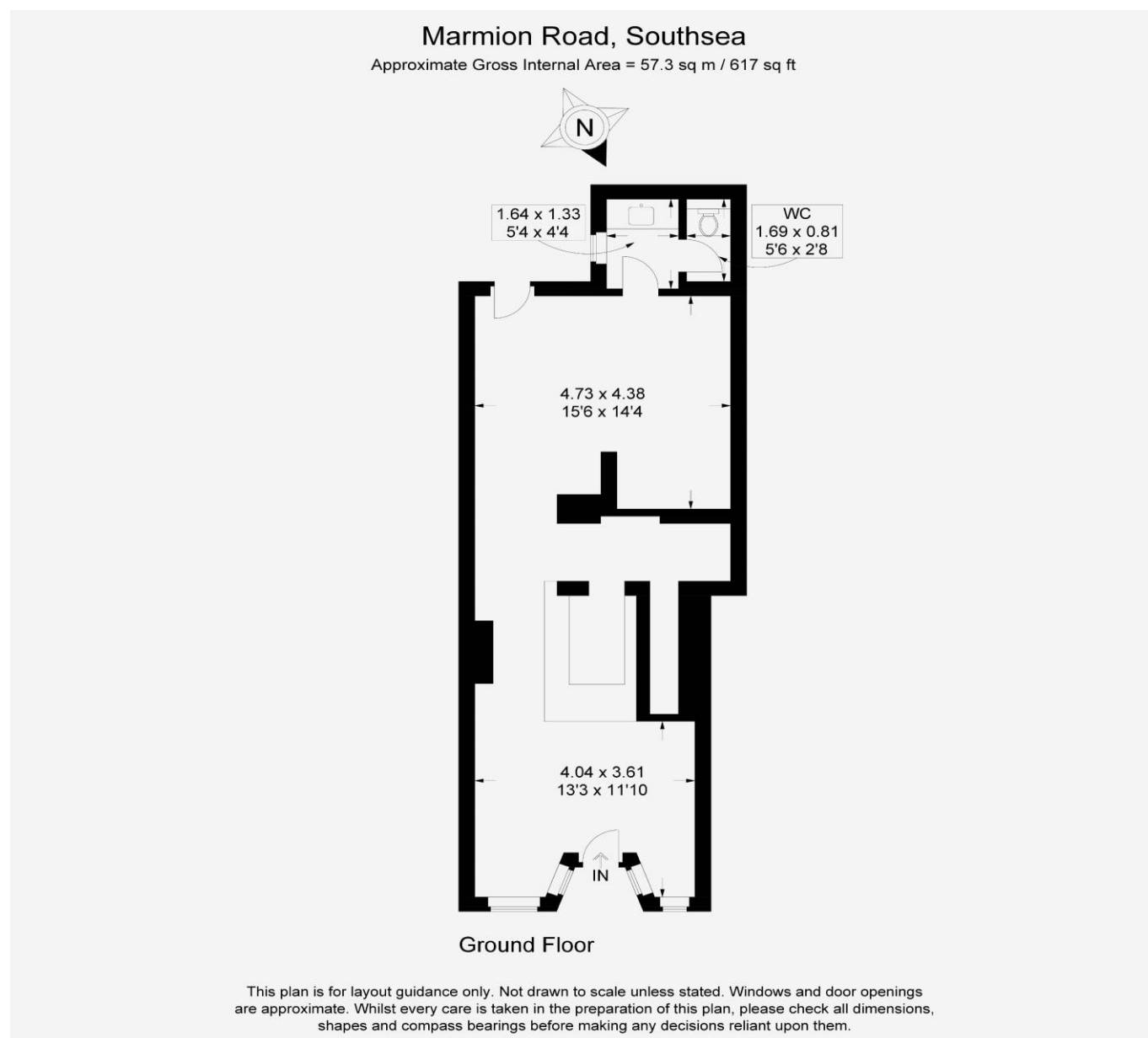
TENURE: Freehold

GROUND FLOOR BUSINESS: Five-year lease granted 17<sup>th</sup> January 2019

FIRST FLOOR FLAT: 99-year lease from 1<sup>st</sup> October 1989

GROUND RENT: £100 pa

EPC RATING: 'D'



Southsea  
Sales & Lettings  
7/9 Stanley Street,  
Southsea, PO5 2DS  
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays  
Sales & Lettings  
The Seagull, 13 Broad Street,  
Old Portsmouth, PO1 2JD  
Tel: 023 9281 5221

Drayton & Out of Town  
Sales & Lettings  
139 Havant Road,  
Drayton, PO6 2AA  
Tel: 023 9221 0101

London  
Sales & Lettings  
Mayfair Office, Cashel House,  
15 Thayer Street, W1U 3JT  
Tel: 0870 112 7099

Southsea  
Admin Centre  
12 Marmion Road,  
Southsea, PO5 2BA  
Tel: 023 9282 2300

[www.fryandkent.com](http://www.fryandkent.com)



The services or appliances, plumbing, heating or electric installations have not been tested by the selling agent so we are unable to confirm that they are in working order. Whilst we endeavour to make our sales details accurate and reliable, they should not be relied upon as statements or representations of fact, and do not constitute any part of an offer contract. The seller does not make or give, nor do we or our employees have the authority to make or give, any representation or warranty in relation to the property.

