

# TREMATON SITE

THE THICKET | SOUTHSEA | PO5 2AA



£899,950  
Freehold

- Potential For Site Redevelopment
- Purpose Built Block of Three Apartments
- Apartments Let on Assured Shorthold Tenancies
- Popular With Tenants Minimal Void Periods
- Off Road Parking and Individual Garages
- Popular Central Southsea Location
- Planning For Three New Build Townhouses
- Full Plans & Details Available on Request



South view of the proposal along The Thicket

2204 - The Thicket

## In Brief

Fry & Kent are pleased to present a unique opportunity to acquire this Central Southsea apartment building which can continue to be enjoyed as a rental investment or utilise the current planning on the site for Three Modern Townhouses with Off Road Parking. The plans for the approved Townhouses include Three Bedrooms two of which are en-suite, a bike store, roof terrace and courtyard garden to the rear which we believe would prove popular to the Sales market. Having been in the same ownership for many years the block has been well maintained and each apartment has the benefit of Off Road Parking plus garaging to the rear. They have presented a popular rental with minimal voids in tenancy during the current owners Management and being a purpose built block presents a better maintenance proposal than many period conversions. The flats are currently let on Assured shorthold tenancies producing a gross annual income of £37,644.00 and at the time of writing the block is fully occupied. We have more details for the planning permission that has been granted available on request and also available from Portsmouth City Council's Website Planning Portal.

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## KEY FACTS

**TENURE:** Freehold

**EPC RATING:** 'TBC'

**COUNCIL TAX BAND:** 'B'



01 Aerial view of the proposal looking north-west



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7/9 Stanley Street,  
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Old Portsmouth & Gunwharf Quays  
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The Seagull, 13 Broad Street,  
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Drayton & Out of Town  
Sales & Lettings  
139 Havant Road,  
Drayton, PO6 2AA  
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London  
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Mayfair Office, Cashel House,  
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