

HIGH STREET

OLD PORTSMOUTH | HAMPSHIRE | PO1 2LS



£1,100,000
Freehold

- Commercial/Residential Investment Property
- D1 Commercial Ground Floor Unit 103 SQM
- First Floor Dental Surgery Premises (Practice Not Incl)
- Second Floor Private Residential Accommodation
- Basement Accessed From Rear of Building
- Ground Floor Previously Rented £2k Per month
- Located in the Heart of Old Portsmouth
- Potential for Two Floors of Residential



In Brief

Former Lloyds Bank Landmark Commercial Premises currently arranged as Large Ground floor unit with Rear Office/Staff Room and Changing Room/Cloakroom with Shower. On the upper floor there is a busy Dental Practice with potential for a commercial lease to be created. On the Top Floor there is a spacious residential apartment which currently shares the stairwell with the Dental Practice.

There is potential subject to planning permission for residential conversion to apartments on the upper two floors whilst retaining commercial on the ground floor. There is a basement accessed from small rear courtyard providing some services to the building.

The location of the building in the heart of Old Portsmouth almost opposite the City Cathedral provides for easy access both to Gunwharf Quays with its associated retail and leisure facilities and the historic 'Hot Walls' on the edge of Portsmouth Harbour and the Solent.

Internal Viewing is strongly recommended to fully appreciate the accommodation on offer.

£1,100,000

KEY FACTS



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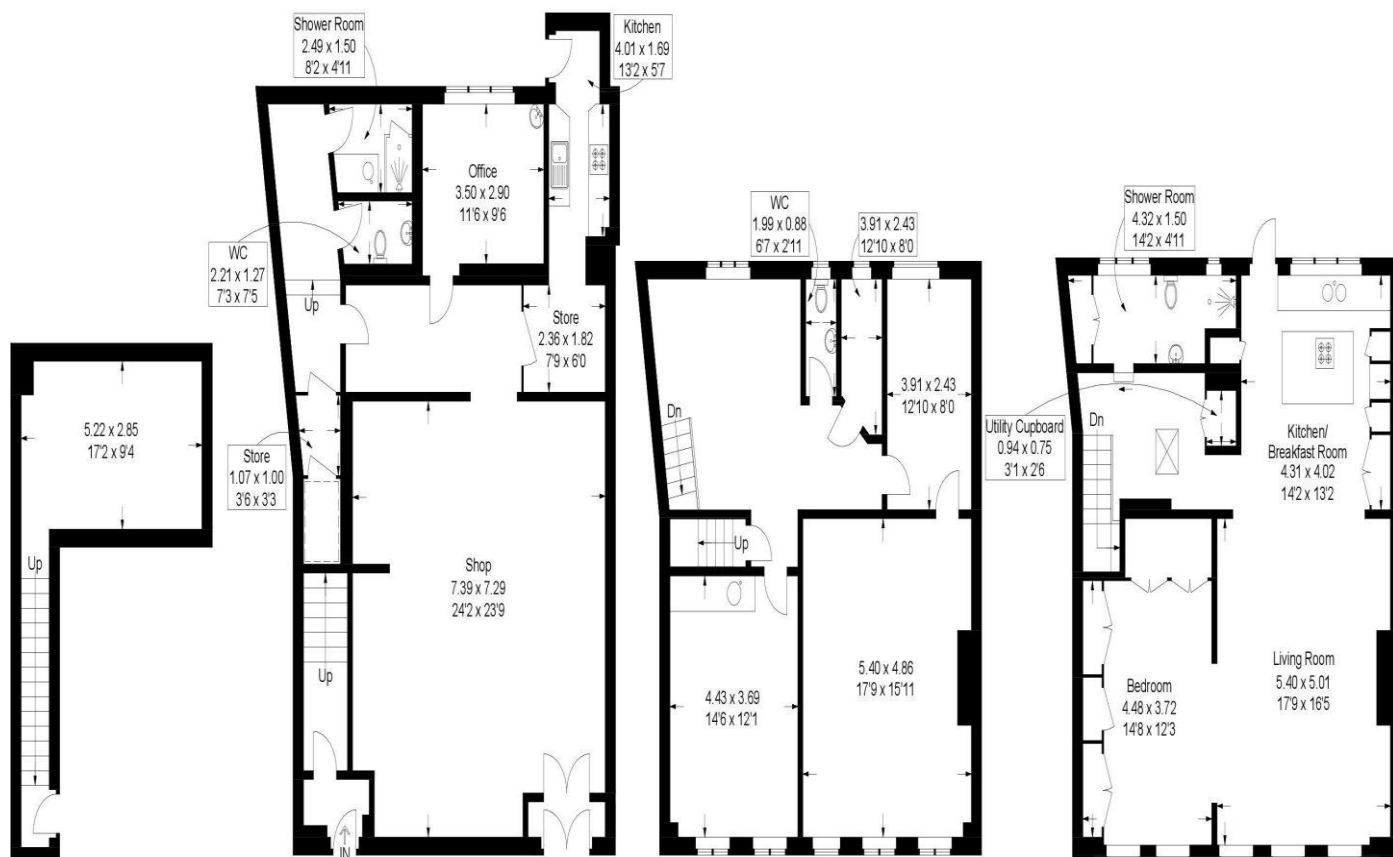
High Street, Old Portsmouth

Approximate Gross Internal Area = 301.2 sq m / 3242 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 1.3 sq m / 14 sq ft

Total = 302.5 sq m / 3256 sq ft



Basement

Ground Floor

First Floor

Second Floor

 = Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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