

176 ALBERT ROAD

SOUTHSEA | HAMPSHIRE | PO4 0JT



£335,000
Freehold

- **INVESTMENT OPPORTUNITY**
- Freehold Commercial Unit & Residential Apartment
- Spacious Two Bedroom Residential Garden Flat
- Roof Terrace Overlooking Albert Road
- Large Garden Facing In Southerly Direction
- Commercial Unit is Tenanted on Fixed Term Lease
- Central Southsea Location
- Viewing Advised!



In Brief

We are delighted to offer this **INVESTMENT OPPORTUNITY** with the potential income of £25,800 per annum, which consists of a Commercial Unit, currently rented for use as an aesthetics business, and a Spacious Two Bedroom Apartment.

The property is located in Albert Road, the home to many independent shops and traders.

The commercial unit is available with sitting tenants whose lease is up to for renewal in April 2029.

The two bedroom apartment comprises of two double bedrooms, bathroom, shower room, sitting room, dining room, spacious south facing rear garden and a private balcony, accessed via the main bedroom. The Garden Flat is becoming Vacant 31st March 2026.

Discerning purchasers are strongly recommended to make the earliest of enquiries to avoid disappointment.

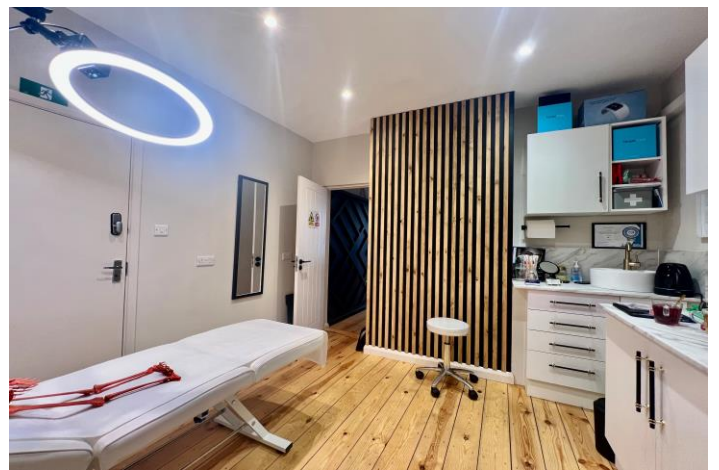
£335,000

KEY FACTS



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These plans are for illustrative purposes only and while we take every care to confirm their accuracy, they must not be relied upon as a definitive representation of the subject property.
Plan produced using PlanUp.

176 Albert Road

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
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Southsea
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Southsea, PO5 2BA
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