

21 & 25 BELMONT GROVE

BEDHAMPTON | PORTSMOUTH | PO9 3PT



£199,995
LEASEHOLD

- Outstanding Leasehold Opportunity
- Ground Floor: Restaurant & Takeaway Kitchen
- First Floor: Three-Bedroom Apartment
- Access drive providing convenient delivery and service access
- Garage offering secure storage
- Rear garden ideal for staff relaxation



In Brief

We are delighted to present this outstanding leasehold opportunity comprising a well-established takeaway kitchen, a charming restaurant area, and a spacious three-bedroom apartment—all under a single lease. In brief, this comprises; Ground Floor: Restaurant & Takeaway Kitchen. Thriving takeaway business with a loyal customer base and strong local reputation, an inviting restaurant area ideal for dine-in service or expansion, Fully equipped commercial kitchen designed for efficiency and high-volume output with a separate customer entrance for restaurant and takeaway operation. On the First Floor you will find a generously sized three-bedroom accommodation perfect for owner-occupier or rental income, a bright and airy living space with potential for refurbishment or enhancement with Private access offering separation from the commercial areas. External Features include Rear garden ideal for staff relaxation, access drive providing convenient delivery and service access and Garage offering secure storage or additional utility space. Lease Details -15-year lease offering long-term security and stability, Annual rent: £13,200, Leasehold premium: £225,000. This is a rare chance to acquire a multi-functional premises with excellent income potential and scope for growth. Whether you're an investor, restaurateur, or entrepreneur, this property offers the perfect blend of residential and commercial opportunity.

£199,995

KEY FACTS

15-year lease offering long-term security and stability

Annual rent: £13,200

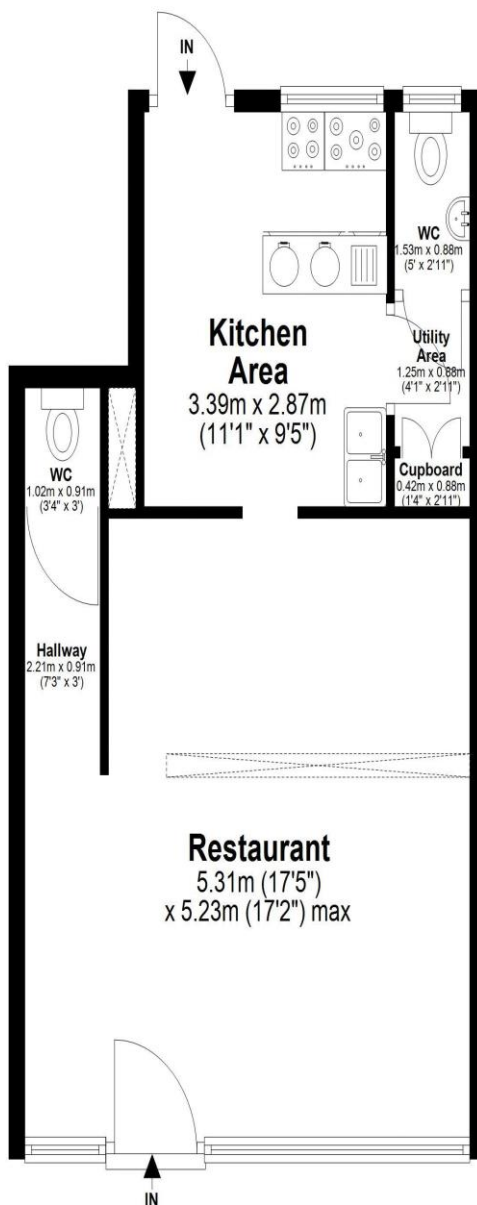
Leasehold premium: £199,995





Ground Floor

Approx. 43.1 sq. metres (463.8 sq. feet)



Total area: approx. 43.1 sq. metres (463.8 sq. feet)

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

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