



87 Marmion Road  
Southsea, PO5 2AX

Asking Price £380,000 Council Tax Band B



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Tullys

## 87 Marmion Road

Southsea, PO5 2AX

\*\*\* FREEHOLD INVESTMENT OPPORTUNITY  
\*\*\* \*\* SHOP AND MAISONETTE \*\* \*\*  
CURRENTLY LET \*\*\*  
\*\*\* 5 BED HMO \*\*\* \*\* SEPARATE SHOP  
\*\*\* \*\* GROSS RETURN ON INVESTMENT  
OF 11.7% ON CURRENT RENTS \*\*\*

A unique opportunity to acquire a freehold block in the sought after Marmion Road. Comprising of a lock-up shop to the ground floor (currently tenanted) and a 5 bed maisonette to the rear and above.

The maisonette has been used for many years as an HMO and is currently let to professional tenants on a room by room basis.

All in all this is a rare opportunity so we would encourage early interest.

### GROUND FLOOR

Entrance to maisonette via door to the right of the shop front. Door to shop to the left.

Hallway to kitchen/lounge, door to ground floor bedroom and stairs to the upper floors.

### KITCHEN/LOUNGE

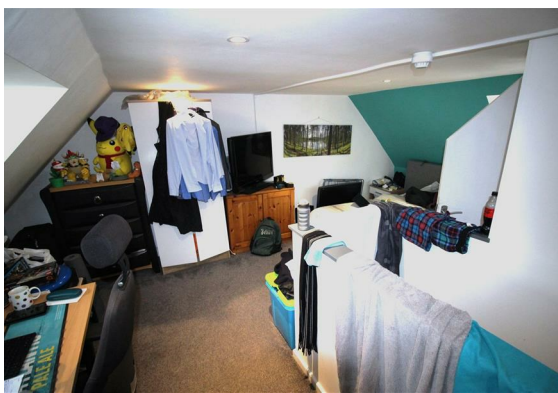
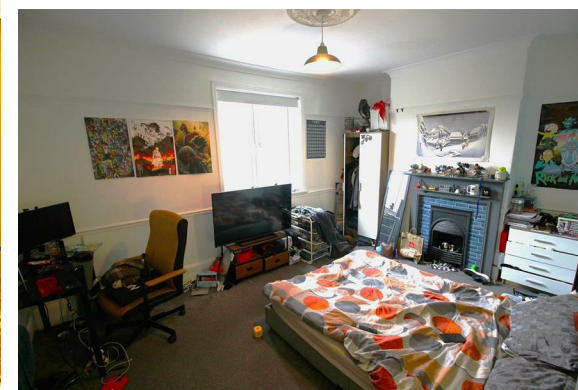
### W/C

### BEDROOM ONE

### FIRST FLOOR

### BEDROOM TWO

### BATHROOM





BEDROOM THREE

BEDROOM FOUR

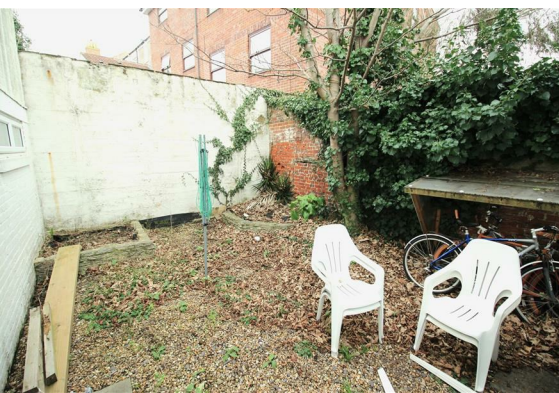
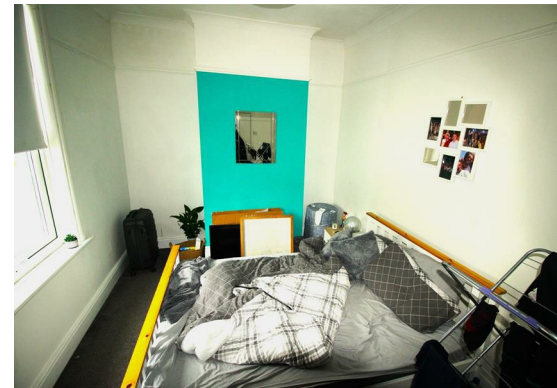
SECOND FLOOR

BEDROOM FIVE

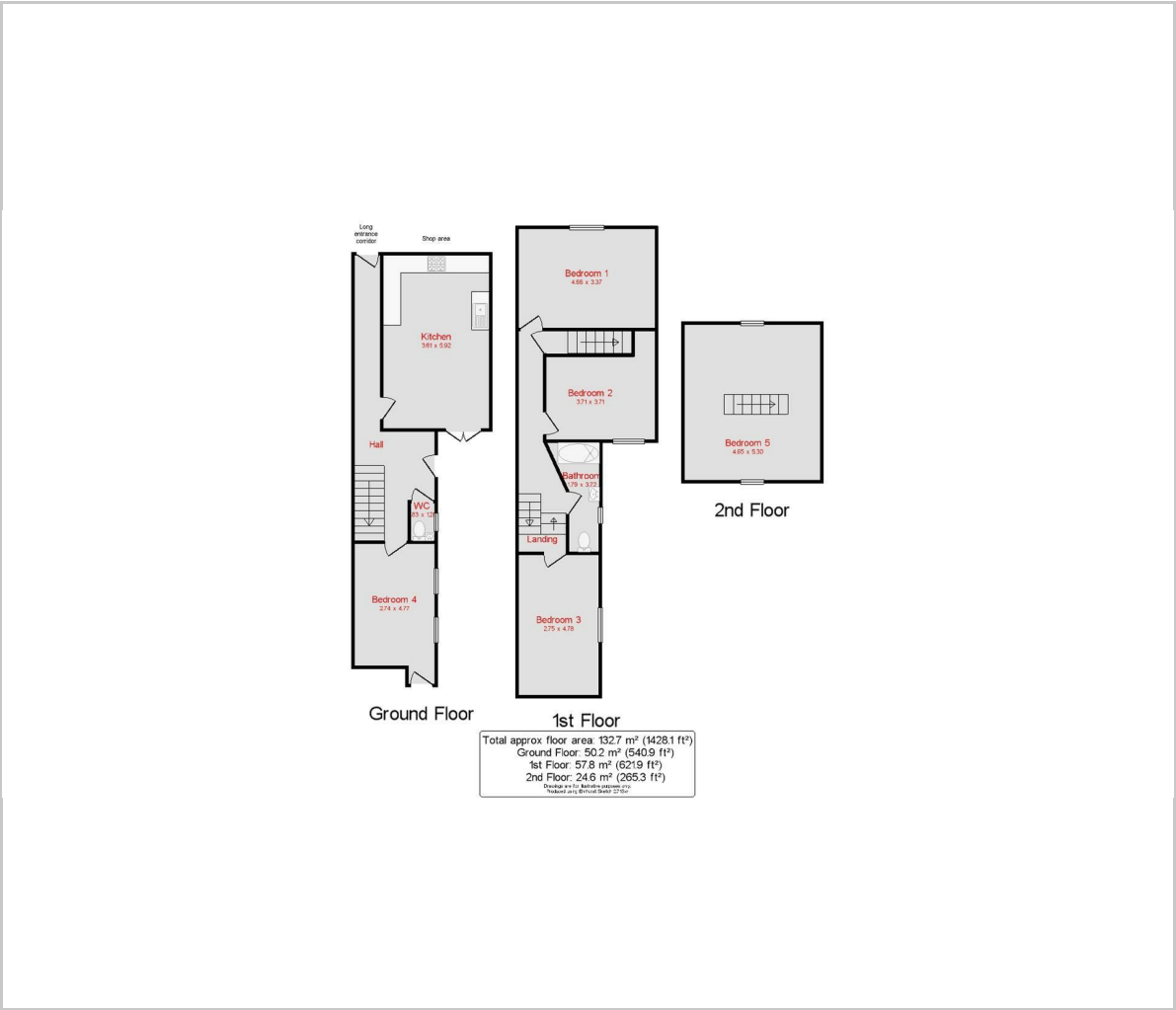
REAR COURTYARD GARDEN

SHOP

Accessed from Marmion Road. Area of retail space to the front with shop counter and partition providing access to a kitchenette.



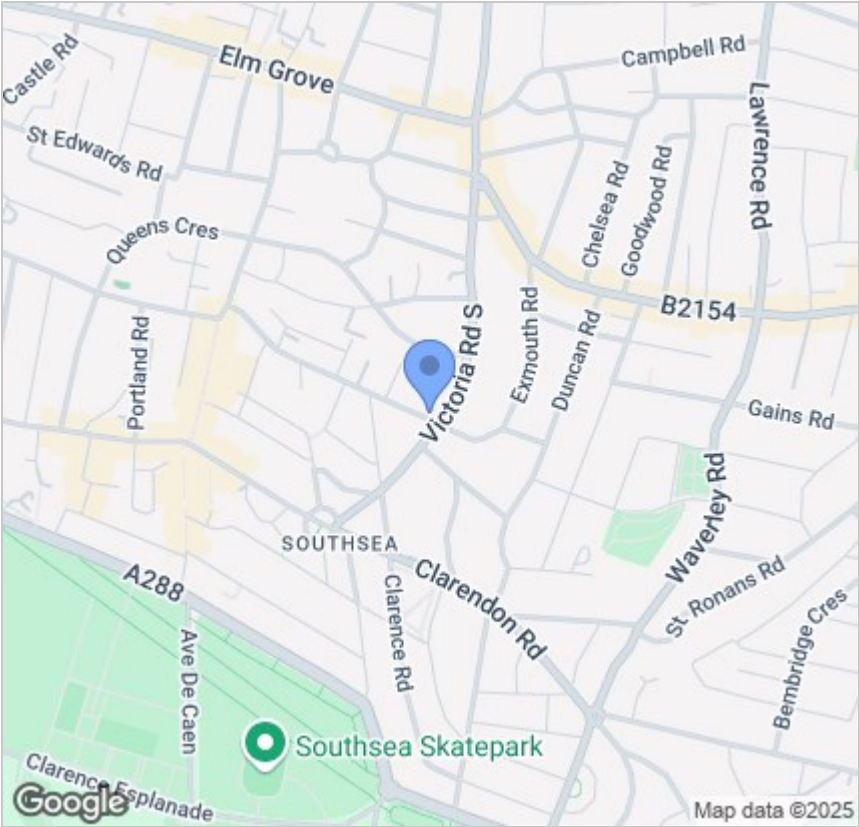
Floor Plan



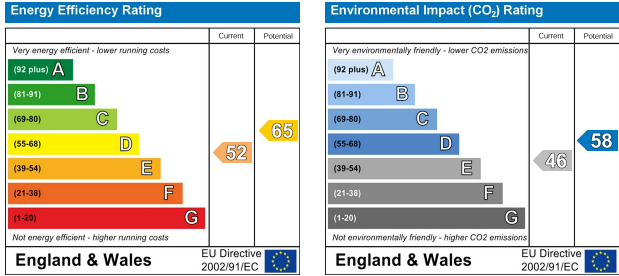
Viewing

Please contact our Southsea Office on 023 9273 2241 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



Tully & Co

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