



Victoriana's

10

8 Bemisters Lane



£215,000 - £235,000 Guide Price

10 Bemisters Lane

Gosport, Hampshire, PO12 1HB

PROPERTY SUMMARY

***FREEHOLD COMMERICAL UNIT WITH TWO BEDROOM FLAT ABOVE ***

***Guide Price £250,000 - £265,000 ***

Calling all investors an opportunity has arisen to purchase this non trading café with two bedroom occupied flat above achieving £800pcm. This Freehold property comes with parking and is in our opinion a must see.

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SHOP ENTRANCE 18' 9" x 12' 5" (5.72m x 3.81m)

WC

KITCHEN 15' 5" x 8' 2" (4.71m x 2.50m)

REAR PARKING

STAIRS AND HALLWAY TO FLAT

LOUNGE 14' 5" x 12' 2" (4.41m x 3.73m)

KITCHEN 14' 11" x 8' 5" (4.56m x 2.59m)

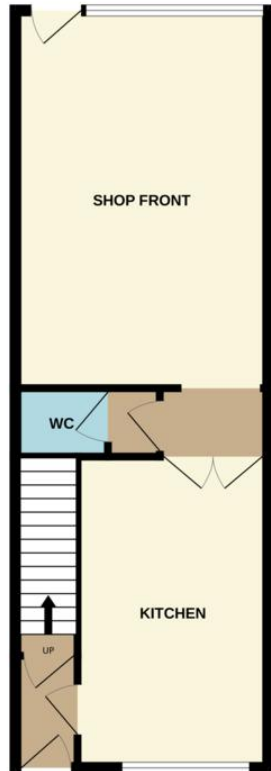
STAIRS TO UPPER FLOOR

BEDROOM ONE 13' 8" x 12' 5" (4.18m x 3.81m)

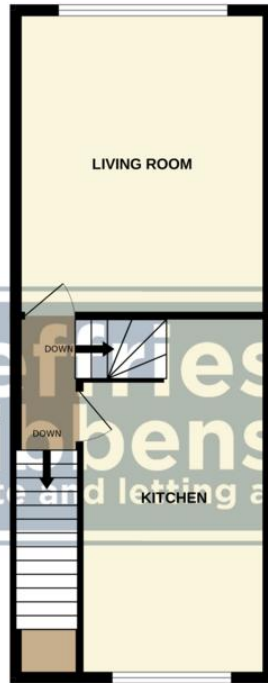
BEDROOM TWO 14' 9" x 7' 11" (4.50m x 2.42m)

BATHROOM 7' 4" x 4' 3" (2.25m x 1.32m)

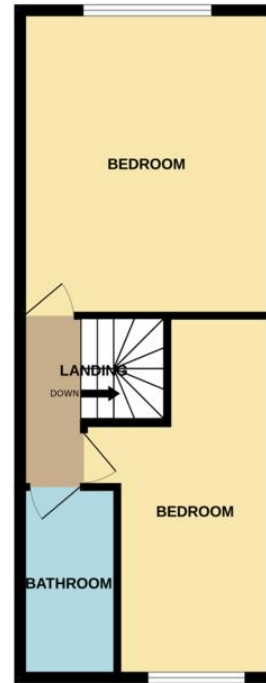
GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



2ND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1324 sq.ft. (123.0 sq.m.) approx.

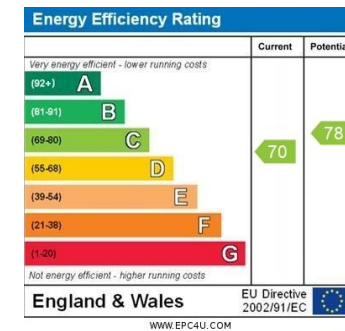
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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