

T: 023 9286 4321 www.nesbits.co.uk



Store 2, Lumsden Road, Southsea, PO4 9LN For auction Guide Price £15,000

TO BE SOLD BY PUBLIC AUCTION AT A DATE TO BE CONFIRMED
(UNLESS SOLD PREVIOUSLY).
GUIDE PRICE: £15,000.

We invite IMMEDIATE CASH OFFERS, prior to possible Public Auction, from investors and end-users for this VACANT purpose-built, lock-up SECOND FLOOR STORE (380 sq. ft. approx.) situated close to Southsea Seafront. Believed to have been designed originally as a drying room, the unit forms part of a four-storey, ex-M.O.D. residential apartment building, being one of a larger group of similar blocks within an estate bounded by Fort Cumberland Road to the south and Ferry Road to the north, some two miles to the east of Southsea Town Centre (Palmerston Road Shopping Precinct) and just a short distance from Eastney Esplanade and the open beach.



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An ideal opportunity to acquire generous and secure storage space. Full particulars are given as follows:

Secure entry at ground level, with staircase to:

SECOND FLOOR LANDING

STORE 2

Outer door to:

LOBBY

Inner door to:

STORE

34'9 x 10'0 (10.59m x 3.05m)

The front section has pierced blockwork on its two sides.

TENURE

125 years leasehold from 1.7.2007 (108 years remaining).

SERVICE CHARGE AND GROUND RENT

See Legal Pack for details.

SERVICES

None at present. We are informed that scope may exist for the unit to be supplied with electricity, this being a matter for interested parties to investigate and pursue.

PLANNING

In anticipation of enquiries from some parties, we would advise that NO potential is considered to exist here for residential

conversion.

IMPORTANT CONDITION NOTE

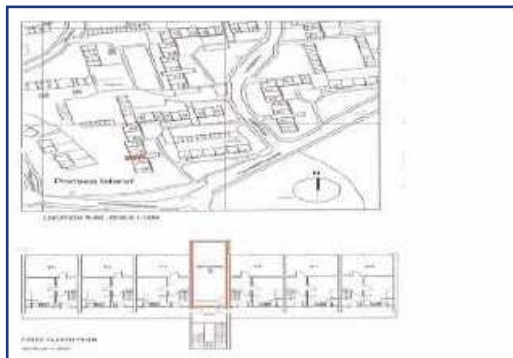
It has been revealed that asbestos is present in the ceiling of the store. Estimates for encapsulation/removal of this hazardous material are available for inspection upon request.

VIEWING

By appointment with SOLE AGENTS, AUCTIONEERS D, M. NESBIT & CO. (17835/048318)

ADDITIONAL AUCTION COSTS

A Buyer's Premium of £450 + V.A.T., will be payable by the purchaser to the Auctioneers, either in the Saleroom or, if the Lot is sold prior to Auction, at the offices of Nesbit & Co. An Auction Legal Pack (including Contract of Sale and Special Conditions) will be prepared by the Seller's Solicitors and available for inspection by interested parties. Those intending to bid are advised to make themselves aware of the content of the Legal Pack, containing, as it will, information in respect of any other charges that may apply (Search Fees and/or Seller's legal costs for example).



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D.M.Nesbit & Company 7 Clarendon Road, Southsea, Portsmouth Hampshire PO5 2ED