



**Nesbits**  
023 9286 4321  
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VACANT SHOP PLUS H.R.O.  
For Sale In Auction

**SOUTHSEA CAR KEY CENTRE**  
KEY PROGRAMMING - TRANSpondERS - LOST KEYS - LOCK OUTFITS  
24 HOUR CALL OUT - ROADSIDE RESCUE - 07907 814434



**Nesbits**

Established 1921

**195 Albert Road, Southsea, PO4 0JP**  
**For auction Guide Price £270,000 to £290,000**



## 195 Albert Road, Southsea, PO4 0JP

TO BE SOLD BY PUBLIC AUCTION AT A DATE TO BE CONFIRMED.

(UNLESS SOLD PREVIOUSLY).

GUIDE PRICE: £270,000-£290,000.

We invite immediate CASH OFFERS, prior to possible Public Auction, for this well-appointed and lucrative investment opportunity, being a VACANT MIXED COMMERCIAL/RESIDENTIAL PROPERTY arranged as Shop plus rear and upper five bedroom H.M.O.; recently let at a combined rent of £36,300 p.a. - equivalent to a gross yield (at upper guide) of some 11.25%.

A prominent trading location with a variety of businesses, Albert Road runs from Victoria Road South to Highland Road, No. 195 being on the north side, a short distance from the junction with Fawcett Road, and one door away from a Tesco Express outlet. This inner-terrace building has a contemporary composite-clad facade incorporating double-glazed shop front, all under a pitched, slate roof with parapet. To the rear is a walled garden.



Planning permission was granted in 2011 for Change of Use of the residential part to C3/C4 (house in multiple occupation), these rooms being let until recently to 5 sharers at £475 p.c.m. per person. Similarly, the shop achieved, when let, a rent of £650 p.c.m. This desirable opportunity will have wide appeal, both among investors seeking a healthy return and among private individuals with commercial use in mind, the living accommodation being ideal for owner-occupation or the creation of valuable added income. Full particulars are given as follows and early enquiries are invited:

### **SHOP**

Replacement UPVC and double-glazed frontage incorporating central door to:

### **MAIN ROOM**

23'2 x 10'6 (7.06m x 3.20m)

Cupboard housing electricity meter and circuit breakers. Door to:

### **KITCHEN**

7'8 x 5'9 (2.34m x 1.75m)

Upright storage cupboard, base cupboard, work surface with inset single drainer stainless steel sink unit having individual water heater. Through to:

### **W.C. off**

White low flush suite. Wall cupboard.

### **LIVING ACCOMMODATION**

Private access at front of building via UPVC door to:

### **ENTRANCE HALL**

Length: 42'8 (Length: 13.00m)

Artex ceiling. Single panel radiator. Stairs to first floor having cupboard under with gas meter.

### **SHOWER ROOM & W.C. ONE**

White suite comprising: low flush w.c., handbasin with mixer tap plus cupboard under, shower

cubicle. Extractor. Tiled walls and floor. 5 recessed ceiling spotlights.

### **LIVING/KITCHEN**

25'11 x 8'11 (7.90m x 2.72m)

Kitchen Area: fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel inset sink, electric oven, and 4-ring gas hob with extractor canopy. Plumbing for washing machine. 'Glow-Worm' gas fired central heating and hot water boiler. Tiled floor.

Living Area: fully UPVC and double-glazed end wall overlooking garden. UPVC and double-glazed door to outside. 'Velux' roof window. Tiled floor. Single panel radiator.

### **FIRST FLOOR**

### **LANDING**

Access to Loft Space. UPVC replacement double-glazed window to side elevation of stairwell. Two single panel radiators.

### **SHOWER ROOM & W.C. TWO**

Similar to One.

### **BEDROOM ONE**

13'1 x 7'0 (3.99m x 2.13m)

UPVC replacement double-glazed window to front elevation. Single panel radiator.

### **BEDROOM TWO**

13'0 x 6'7 (3.96m x 2.01m)

UPVC replacement double-glazed window to front elevation. Double panel radiator.

### **BEDROOM THREE**

12'6 x 10'8 (3.81m x 3.25m)

An 'L'-shaped room, measured to extremes. UPVC replacement double-glazed window to rear elevation. Double panel radiator.

### **BEDROOM FOUR**

13'1 x 5'10 (3.99m x 1.78m)

UPVC replacement double-glazed window side elevation. Double panel radiator.

### **BEDROOM FIVE**

9'0 x 8'7 (2.74m x 2.62m)

UPVC replacement double-glazed window to rear elevation. Single panel radiator.

### **OUTSIDE**

REAR: Depth: 23'9 (7.24m) Width: 14'4 (4.37m)  
Walled garden with shingle beds.

### **COUNCIL TAX**

Band 'A' - £1,383.64 per annum (2024-25)

### **EPC**

Residential 'D'

Commercial 'B'

### **VIEWING**

By appointment with AUCTIONEERS & SOLE AGENTS,  
D, M. NESBIT & CO.  
(17887/051342)

### **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).



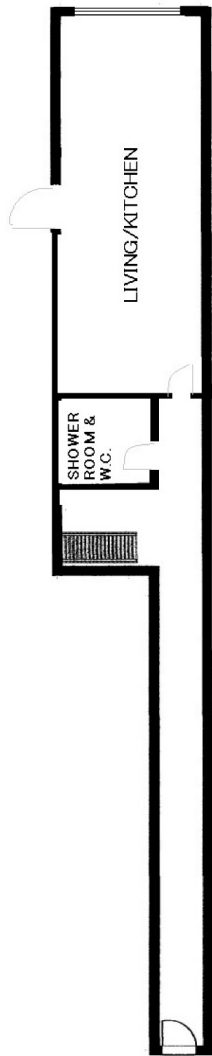




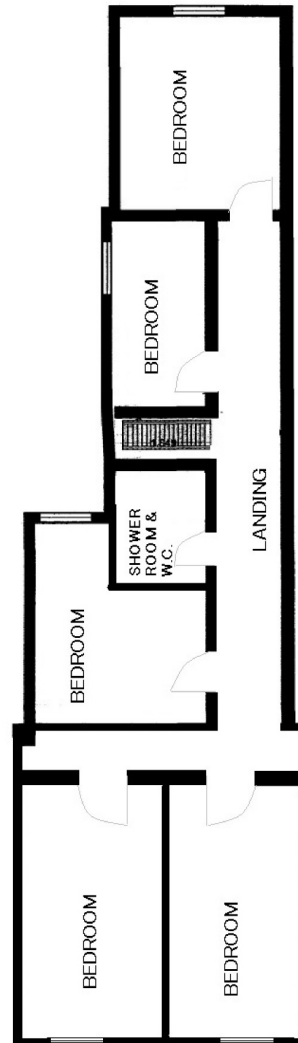


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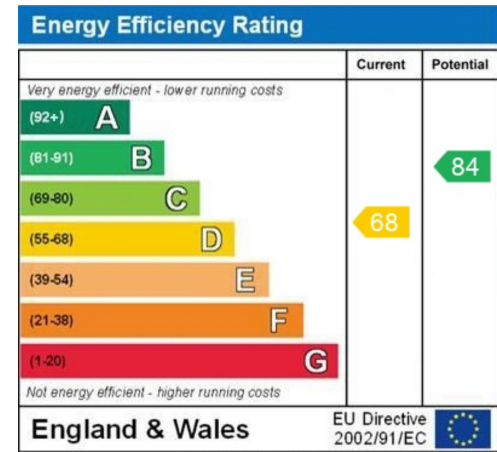
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GROUND FLOOR  
LIVING ACCOMMODATION



FIRST FLOOR  
LIVING ACCOMMODATION



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