



**Nesbits**

Established 1921

**97a Palmerston Road, Southsea, PO5 3PR**  
**For auction Guide Price £280,000 to £295,000**



## 97a Palmerston Road, Southsea, PO5 3PR

OFFERS INVITED PRIOR TO PUBLIC AUCTION.

PRICE GUIDE: £280,000-£295,000.

We invite IMMEDIATE CASH OFFERS (on strict Auction terms) for this EXCELLENT AND LUCRATIVE MIXED COMMERCIAL/RESIDENTIAL INVESTMENT, currently let and producing a combined income of £26,700 p.a. - equivalent (at mid-guide) to a GROSS YIELD of 9.25%. This late-Victorian, inner-terrace character property has brick and rendered elevations under a flat roof with balustraded parapet, the facade incorporating glazed shop front with square bay window above. Fronting Auckland Road East, within a historic and sought-after Conservation Area (Owen's Southsea) No. 97a stands adjacent to Palmerston Road's primary trading area and moments only from Southsea Seafront, a position which places a wide range of public amenities within comfortable reach.



Tenancy details: SHOP (Ground Floor and Basement). Let for a term of 5 years from 28th August 2023 (expiring 27th August 2028) at £15,600. Trading as Mooboo Bubble Tea.

FLAT (First Floor) Let on an Assured Shorthold Tenancy at £925 p.c.m. (£11,100 p.a.); recently extended and now expiring on the 16th April 2026.

Full particulars of this desirable and valuable investment opportunity are given as follows and early enquiry is invited:

### **SHOP**

14'11 x 14'7 (4.55m x 4.45m)

Full-width, UPVC and double-glazed sectioned frontage. Incorporating preparation area. Through to:

### **REAR STORE**

14'11 x 10'11 (4.55m x 3.33m)

Large UPVC replacement double-glazed window to rear elevation. Single drainer sink unit. Stairs to Basement.

### **BASEMENT**

#### **REAR ROOM**

14'6 x 13'11 (4.42m x 4.24m)

Ceiling Height: 6'1 (1.85m) UPVC replacement double-glazed window to rear elevation; adjacent door to rear well leading to underpass.

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

Low flush suite.

#### **FRONT ROOM**

14'6 x 9'7 (4.42m x 2.92m)

Ceiling Height: 6'1 (1.85m)

### **FIRST FLOOR FLAT**

Approached via underpass and UPVC double-glazed private door to:

### **GROUND FLOOR LOBBY**

Stairs to:

### **FIRST FLOOR**

#### **LANDING**

Built-in cupboard having plumbing for washing machine. Single panel radiator.

#### **BATHROOM & W.C.**

White suite comprising: panelled bath with mixer tap and shower attachment, rectangular handbasin with mixer tap plus cupboard under, and low flush w.c. Two UPVC replacement obscure double-glazed windows to rear elevation. Tiled walls and floor.

#### **BEDROOM**

12'5 x 8'10 (3.78m x 2.69m)

UPVC replacement double-glazed window to rear elevation. Double panel radiator. Cupboard housing 'Ideal' gas fired central heating and hot water boiler.

#### **LIVING/KITCHEN**

14'11 x 12'3 (4.55m x 3.73m)

Square bay window to front elevation having UPVC replacement sash-style double-glazing. Double panel radiator.

Kitchen Area: fitted and equipped with base and wall cupboards, work surface having mirrored splashback, single drainer stainless

steel sink with mixer tap, electric oven, 4-ring ceramic hob with integrated extractor, microwave, and refrigerator.

### **OUTSIDE**

Underpass from pavement to rear of building, with access here to First Floor Flat and Basement.

### **COUNCIL TAX (Flat)**

Band 'A' - £1,453.95 p.a. (2025-26)

### **EPC**

Commercial EPC 'C'

Flat EPC 'D'

### **VIEWING**

By appointment with SOLE AGENTS & AUCTIONEERS,  
D. M. NESBIT & CO.  
(17974/052378)

### **ADDITIONAL AUCTION COSTS**

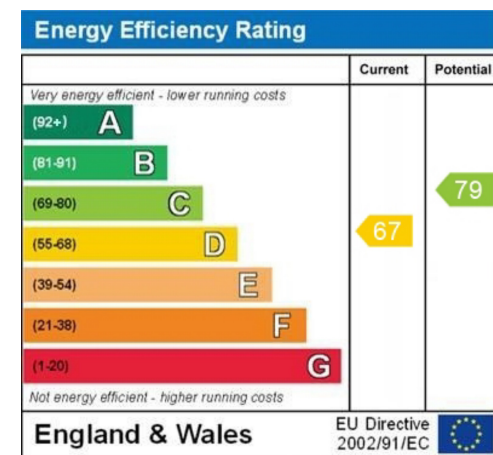
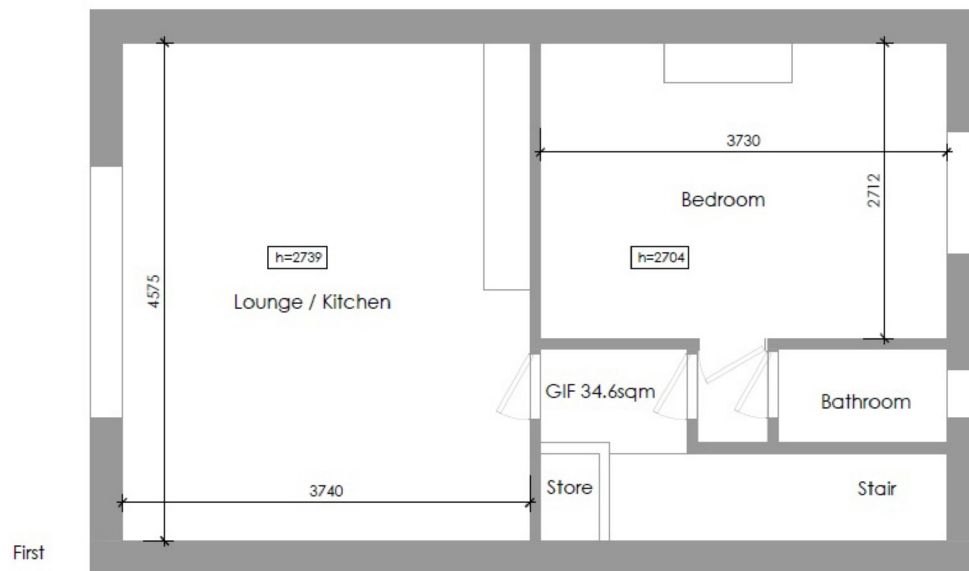
A Buyer's Premium of £450 + V.A.T., will be payable by the purchaser to the Auctioneers, either in the Saleroom or, if the Lot is sold prior to Auction, at the offices of Nesbit & Co. An Auction Legal Pack (including Contract of Sale and Special Conditions) will be prepared by the Seller's Solicitors 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).











WWW.EPC4U.COM

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

**D.M.Nesbit & Company** 7 Clarendon Road, Southsea, Portsmouth Hampshire PO5 2ED **T: 023 9286 4321** [www.nesbits.co.uk](http://www.nesbits.co.uk)

These Particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract

