



**Nesbits**

Established 1921

**Garages 1-6 Ashburton Court, Ashburton Road, Southsea, PO5 3JU**

**For auction Guide Price £100,000 to £125,000**



## Garages 1-6 Ashburton Court, Ashburton Road, Southsea, PO5 3JU

TO BE SOLD BY PUBLIC AUCTION (at a date to be confirmed) UNLESS SOLD PREVIOUSLY.

GUIDE PRICE: £100,000-£125,000.

We invite IMMEDIATE CASH OFFERS (on strict Auction terms) from investors and private individuals for this rare and desirable opportunity: a block of SIX VACANT FREEHOLD LOCK-UP GARAGES well-situated in the heart of SOUTHSEA TOWN CENTRE. Ashburton Road runs from Kent Road to Osborne Road, "Ashburton Court" occupying a prominent corner position at the junction with the former. Part of an historic and sought-after Conservation Area (Owen's Southsea), this very convenient residential address is a level walk of minutes only from both The Seafront and Southsea Shopping Centre (Palmerston Road Precinct), placing a wide range of public amenities within comfortable reach.



Dating from around 1960, the garages stand at the rear of a small, purpose-built residential development of nine apartments. Each is of brick and block construction with up-and-over door under a pitched roof. This Lot will appeal to both investors and private buyers, the former with the prospect of a rental return of around £125-£150 p.c.m. per unit (£9,000-£10,800 p.a. in total).

### **SAMPLE MEASUREMENTS**

#### **GARAGE 1**

16'2 x 7'6 (4.93m x 2.29m)

Plus useful storage recess to the side.

#### **GARAGE 5**

16'2 x 7'6 (4.93m x 2.29m)

#### **DRIVEWAY WIDTH**

8'0 approx. (2.44m approx.)

#### **VIEWING**

By appointment with SOLE AGENTS,  
D. M. NESBIT & CO.  
(17963/051382)

#### **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 **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

