



Nesbits

Established 1921

106 A&B Victoria Road North, Southsea, PO5 1QE

For auction Guide Price £550,000 to £600,000

106 A&B Victoria Road North, Southsea, PO5 1QE

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

UNLESS SOLD PREVIOUSLY.

GUIDE PRICE: £550,000-£600,000.

We invite IMMEDIATE CASH OFFERS (on strict Auction terms) for this substantial and well-situated DETACHED HMO INVESTMENT PROPERTY arranged as TWO LARGE APARTMENTS (1 x 4 EN-SUITE ROOMS, 1 x 3), currently LET and producing the equivalent (allowing for adjustment of 10 months to 12) of £45,000 p.a. gross - a yield (at mid-guide) of around 7.8%. Victoria Road North runs between Elm Grove and Fratton Bridge, No. 106 occupying a prominent position on the east side diagonally opposite the junction with Montgomerie Road. This exceptionally convenient location is some one mile only from Southsea Town Centre and The Seafront, placing a wide range of public amenities within comfortable reach. Circa 1900, the property is of double-fronted design with brick elevations and square bay windows under a modern, pitched and tiled roof. It stands behind a shallow forecourt, whilst to the rear is a generous garden with side access.



PLANNING, ETC: Consent was granted in 1995 for conversion of the building (former offices) into two self-contained flats. In November 2011 further consent was granted for Change of Use of both units to C3/C4 (HMO). Each is now LET to student occupants, the GFF at £2,100 pcm., the FFF at £1,650 pcm., both on 10 month tenancies from 1st September 2025 to 30th June 2026. It may be of interest to note that the adjacent property, No. 104, of similar footprint, was granted approval for conversion into 5 one bedroom units last year. Full particulars are given as follows and enquiries for this lucrative investment opportunity, with further potential, are invited:

Pair of storm doors to:

LOBBY

Circuit breakers and meters. Inner doors to Flats A & B.

106B (GROUND FLOOR)

Entrance Hall

Double panel radiator. Access to Basement.

Kitchen

14'0 x 11'9 (4.27m x 3.58m)

Fitted and equipped with: base and wall cupboards, work surfaces, 1½ bowl single drainer inset sink with mixer tap, electric oven, and 4-ring gas hob with extractor. Plumbing for washing machine. Double panel radiator. 'Vaillant' gas fired central heating and hot water boiler. UPVC and double-glazed door to rear garden.

Room One

10'2 x 9'4 (3.10m x 2.84m)

UPVC double-glazing to front square bay window.

En-suite Shower & W.C.

Shower cubicle, handbasin, low flush w.c. UPVC double-glazing to front square bay.

Room Two

10'0 x 9'9 (3.05m x 2.97m)

UPVC replacement double-glazed window to rear elevation. Single panel radiator. Study recess with further double-glazed window.

En-suite Shower & W.C.

Shower cubicle, handbasin, low flush w.c.

Room Three

11'10 x 7'4 (3.61m x 2.24m)

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

En-suite Shower & W.C.

Similar to above.

Room Four

Comprising:

Lobby

Shower & W.C.

9'5 x 8'0 (2.87m x 2.44m)

Similar to above.

Bedroom

14'0 x 8'4 (4.27m x 2.54m)

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

106A (FIRST FLOOR)

Half Landing

Tall UPVC replacement double-glazed window to side elevation.

Main First Floor Landing

Double panel radiator. Stairs to Loft Room.

Kitchen

11'10 x 8'7 (3.61m x 2.62m)

Fitted and equipped similarly to the Ground Floor Flat. 'Alpha' gas fired central heating and hot water boiler. Double panel radiator. UPVC replacement double-glazed window to rear elevation.

Box Room

7'10 x 6'0 (2.39m x 1.83m)

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

Room One

11'10 x 8'10 (3.61m x 2.69m)

UPVC replacement double-glazed window to rear elevation.

En-suite Shower & W.C.

Similar to before.

Room Two

12'4 x 12'4 (3.76m x 3.76m)

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

En-suite Shower & W.C.

Similar to before.

Room Three

Comprising:

Lobby

Bedroom

16'0 x 10'0 (4.88m x 3.05m)

Deep square bay window to front elevation having UPVC replacement double-glazing. Double panel radiator.

Shower & W.C.

12'6 x 7'9 (3.81m x 2.36m)

Similar to before. Deep square bay window to front elevation having UPVC replacement double-glazing.

Room Four

16'10 x 13'11 (5.13m x 4.24m)

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

En-suite Shower & W.C.

Similar to before.

BASEMENT

Hallway

Ceiling Height: 7'2 (2.18m)

Room One

9'7 x 9'6 (2.92m x 2.90m)

Through to:

Room Two

12'4 x 10'10 (3.76m x 3.30m)

LOFT ROOM

Not inspected.

OUTSIDE

FRONT: Shallow, walled and railed forecourt.

REAR: Width: 41'0 (12.75m) Depth: 17'0 (5.18m) Generous garden with easterly aspect, walled surround, and side pedestrian access.

COUNCIL TAX

Band 'tbc'

EPC

Flat A - 'E'

Flat B - 'D'

VIEWING

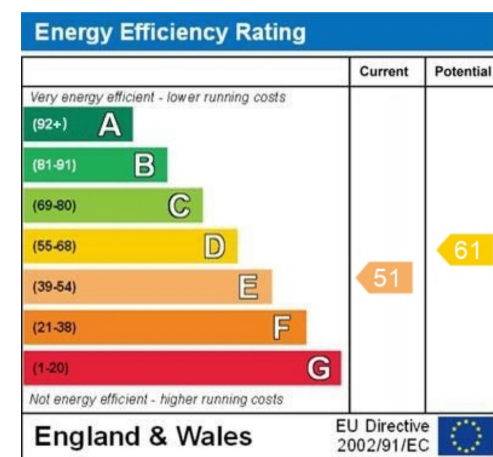
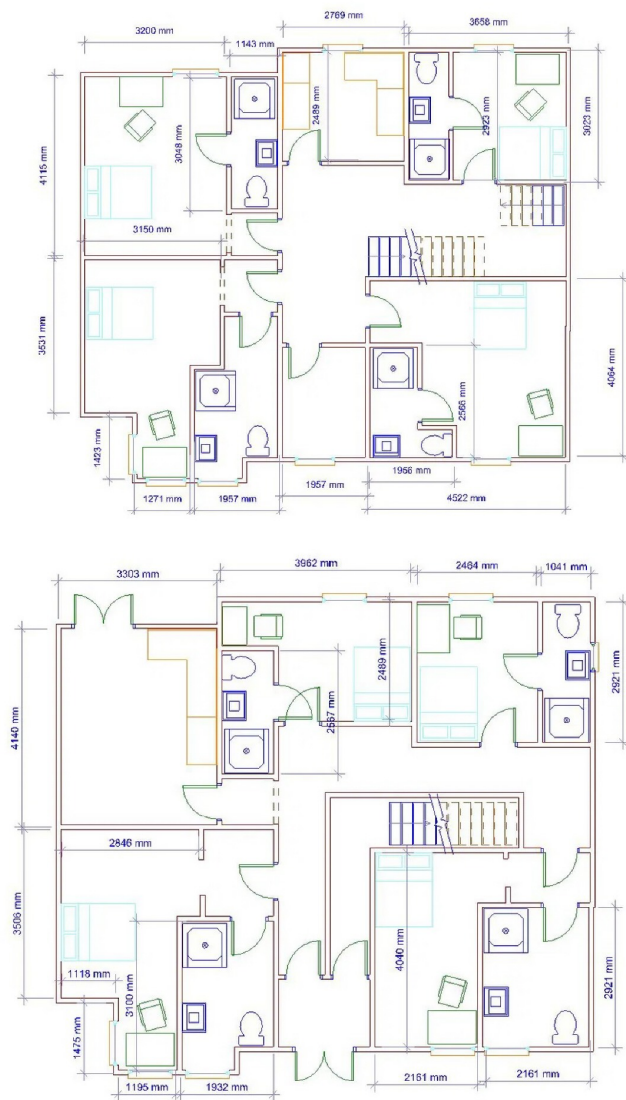
By appointment with AUCTIONEERS & SOLE AGENTS, D. M. NESBIT & CO. (17954/051377)

ADDITIONAL AUCTION EXPENSES

A Buyer's Premium of £450 + V.A.T., will be payable by the purchaser to the Auctioneers. An Auction Legal Pack (including Contract of Sale and Special Conditions) will be prepared by the Seller's Solicitors and available for inspection. Bidders 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

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

