



42 North Street, Havant, PO9 1PT

TO BE SOLD PRIOR TO AUCTION (date to be confirmed).

GUIDE PRICE: £165,000-£175,000.

Of interest to investors and end-users in particular: we invite IMMEDIATE CASH OFFERS (on strict Auction terms) for these speculative VACANT FREEHOLD OFFICE PREMISES, now requiring general refurbishment and holding considerable potential. Within Havant Town Centre's St Faith's Conservation Area, North Street is convenient to a wide range of public amenities, with No. 42 positioned on the east side close to the junction with Prince George Street and just a few yards from Havant Station. Part of a short terrace, this Victorian character property has brick elevations under a modern tiled roof, its facade incorporating double splay bay window. To the rear is a generous garden with return frontage to a public car park. PLANNING: Built originally as a domestic dwelling, the property was granted Change of Use to offices in 1987. A recent planning application (April 2022, reference APP/22/00337) for conversion to two flats was REFUSED, this decision being upheld on a subsequent Appeal, the principal objection being the unacceptable loss of a town centre business use.



Quoted at the time, the local ward councillor stated "I have no objection to a flat on the first floor". It is felt, therefore, that scope exists now for mixed commercial/residential use of the building. However, it is now offered "as is", with interested parties required to satisfy themselves as to their own intentions. Full particulars are given as follows:

Composite front door to:

LOBBY

Glazed inner door to:

LONG ENTRANCE HALL

Coved ceiling with two feature arches. Two single panel radiators. Stairs to first floor. UPVC door to rear garden (restricted head height).

FRONT OFFICE

14'4 x 11'10 (4.37m x 3.61m)

Coved ceiling with period rose. Splay bay window to front elevation having UPVC replacement, part-obscure double-glazing. Feature marble period fireplace. Double panel radiator. Communicating door to:

MIDDLE OFFICE

12'7 x 11'9 (3.84m x 3.58m)

Coved ceiling with period rose. UPVC replacement, part-obscure double-glazed window to rear elevation. Feature marble period fireplace. Double panel radiator. Door from Hall.

GENTS' W.C.

Low flush suite, handbasin UPVC replacement

obscure double-glazed window.

LADIES' W.C.

As above.

KITCHENETTE

5'2 x 4'3 (1.57m x 1.30m)

Single drainer stainless steel inset sink with mixer tap plus water heater. 'Vaillant' gas fired central heating and hot water boiler. UPVC replacement obscure double-glazed windows.

REAR OFFICE

8'10 x 8'5 (2.69m x 2.57m)

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

FIRST FLOOR

LANDING

Access to Loft Space. UPVC replacement double-glazed window to side elevation. Single panel radiator.

FRONT OFFICE

15'1 x 14'6 (4.60m x 4.42m)

Splay bay window to front elevation having UPVC replacement double-glazing. Period fireplace. Period built-in cupboard. Double panel radiator. Opening through to:

MIDDLE OFFICE ONE

12'6 x 11'10 (3.81m x 3.61m)

UPVC replacement double-glazed window to rear elevation. Period fireplace. Period built-in cupboard. Double panel radiator.

MIDDLE OFFICE TWO

13'4 x 8'6 (4.06m x 2.59m)

UPVC replacement double-glazed window to side elevation. Period fireplace. Single panel radiator. Door to:

REAR OFFICE

8'6 x 7'6 (2.59m x 2.29m)

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

OUTSIDE

REAR: Depth: 39'6 (12.04m) Width: 15'8 (4.78m) Generous walled and fenced garden. Rear pedestrian gate.

EPC

Commercial: Energy Rating 'F' (Floor Area 114 sq m approx.)

VIEWING

By appointment with SOLE AGENTS & AUCTIONEERS,
D. M. NESBIT & CO.
(17924/051365)

ADDITIONAL AUCTION COSTS

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).

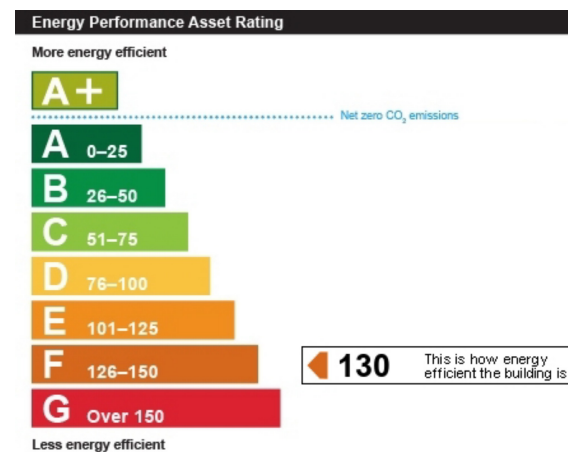
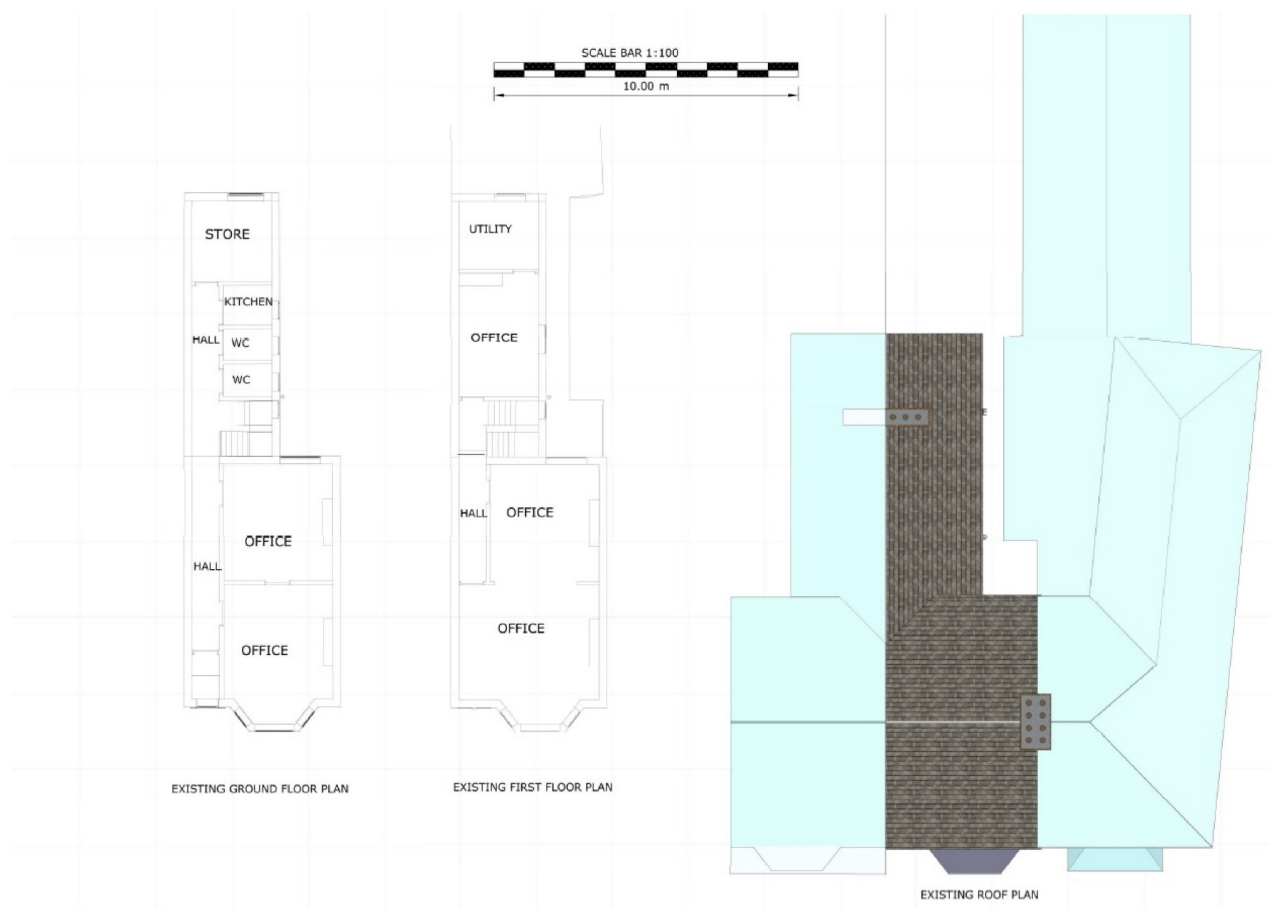
Front Office



Middle Office







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

