



161-165 Highland Road, Southsea PO4 9EY, AND, Flats 1-4 1a Hellyer Road

TO BE SOLD BY AUCTION METHOD.

GUIDE PRICE: £600,000-£650,000.

We invite IMMEDIATE CASH OFFERS (on strict Auction terms) for this valuable and very substantial MIXED COMMERCIAL/RESIDENTIAL INVESTMENT OPPORTUNITY with much potential; comprising three linked buildings now affording FOUR SELF-CONTAINED FLATS (3 x one bedroom, 1 x two), ALL LET, plus VACANT SHOP (294 sq m approx) AND BASEMENT (97 sq m approx); having a current/projected return of around £65,000 p.a. - EQUIVALENT TO A GROSS ANNUAL YIELD OF SOME 10%. Highland Road runs from Albert/Festing Road junction to the main Eastney Road, the premises occupying a prominent corner position on the north side at the junction with Hellyer Road. This popular and convenient location is less than half a mile from Southsea Seafront and places a wide range of public amenities within comfortable reach. Currently VACANT, the extensive ground floor commercial element was let until recently (t/a The Hideaway Cafe/Bar/Bistro & Dog Services) at £30,000 p.a.



The upper residential element underwent comprehensive conversion/extension in 2010, now affording four, well-appointed self-contained apartments, ALL LET on Assured Shorthold Tenancies and producing £35,520 p.a. (with scope, it is felt, for uplift). The generous basement, together with rear flat roof, may, it is felt, hold scope for further development (subject to the necessary consents. All in all a lucrative investment opportunity, and a very worthwhile addition to any portfolio. Full particulars of the Lot are as follows:

161-165 HIGHLAND ROAD, PO4 9EY (VACANT)

MAIN SHOP

Depth: 44'0 (13.41m)

Width: 43'10 (13.36m)

Ceiling Height: 9'10 (3.00m)

Glazed on two side. Access to Basement.

Incorporating:

PARTITIONED OFFICE

25'11 x 15'10 (7.90m x 4.83m)

Glazed to the front.

CLOAKROOM & W.C.

KITCHENETTE

15'0 x 6'0 (4.57m x 1.83m)

Fitted base and wall cupboards, work surfaces with tiled surround, sink unit. Single panel radiator. 'Vaillant' gas fired central heating and hot water boiler.

INNER LOBBY to:

ROOM ONE

13'0 x 10'4 (3.96m x 3.15m)

Skylight. Radiator.

ROOM TWO

17'4 x 14'11 (5.28m x 4.55m)

Four skylights. Radiator. Door to rear yard.

ROOM THREE

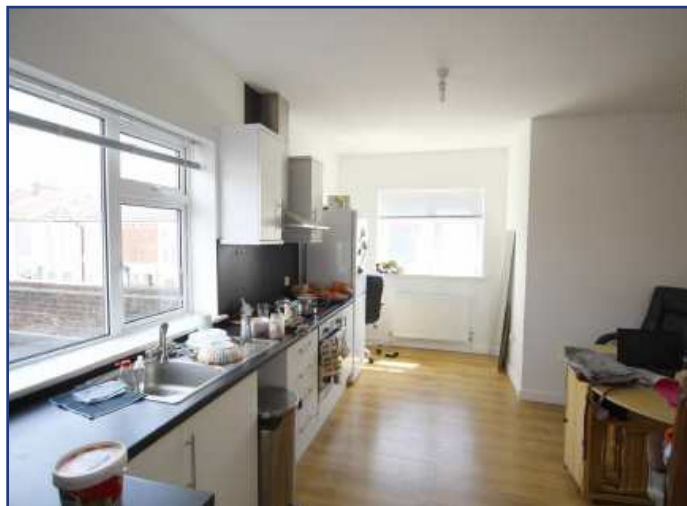
25'5 x 24'11 (7.75m x 7.59m)

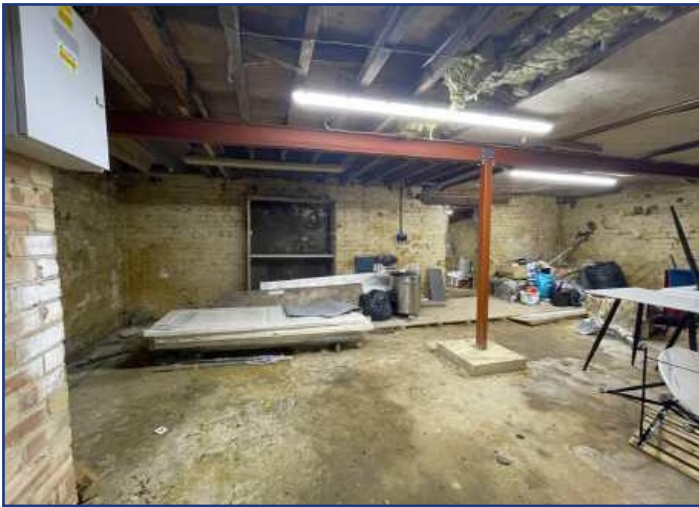
Two skylights. UPVC side entrance door.

ROOM FOUR

12'10 x 11'3 (3.91m x 3.43m)

UPVC obscure double-glazed window to side elevation. Radiator. Window to Main Shop.





TOTAL FLOOR AREA

3,168 sq ft (294 sq m)

BASEMENT

Room One

22'5 x 14'10 (6.83m x 4.52m)

Ceiling Height: 6'2 (1.88m)

Through to:

Room Two

25'3 x 14'9 (7.70m x 4.50m)

Ceiling Height: 6'10 (2.08m)

Through to:

Room Three

24'11 x 13'6 (7.59m x 4.11m)

Ceiling Height: 6'5 (1.96m)

TOTAL FLOOR AREA

1,042 sq ft (97 sq m)

FLATS 1-4, 1a HELLYER ROAD, PO4 9DH

Access from Hellyer Road via UPVC main door, with SECURITY ENTRY SYSTEM, to:

GROUND FLOOR LOBBY

Stairs to upper floors. Built-in cupboard housing meters.

FLAT 1 (FIRST FLOOR REAR) LET AT £535 PCM

Lobby

Wood-laminate flooring. Door to:



Living Room/Kitchen

15'7 x 15'5 (4.75m x 4.70m)

Dual-aspect, with UPVC replacement double-glazed windows to the side and rear. Wood-laminate flooring. Double panel radiator. Built-in cupboard having plumbing for washing machine and housing 'Ideal' gas fired central heating and hot water boiler.

Kitchen Area: fitted and equipped with base and wall cupboards, work surfaces with matching surround, single drainer stainless steel sink unit, electric oven, and 4-ring hob.

Inner Hall

Wood-laminate flooring.

Shower Room & W.C.

White suite comprising: tiled shower cubicle, pedestal handbasin, and low flush w.c. Vertical radiator/towel rail. UPVC replacement obscure double-glazed window.

Bedroom

11'10 x 6'2 (3.61m x 1.88m)

UPVC replacement double-glazed window to side elevation. Wood-laminate flooring. Double panel radiator.

FLAT 2 (FIRST FLOOR FRONT) LET AT £850 PCM

Entrance Hall

Wood-laminate flooring.

Bathroom & W.C.

6'8 x 5'11 (2.03m x 1.80m)



White suite comprising: panelled bath with mixer tap and shower attachment, pedestal handbasin, and low flush w.c. Vertical radiator/towel rail.

Living Room/Kitchen

20'9 x 15'0 (6.32m x 4.57m)

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

Kitchen Area: similar to Flat 1.

Bedroom One

15'8 x 10'2 (4.78m x 3.10m)

Dual-aspect, with UPVC replacement double-glazed windows to the front and side elevations. Wood-laminate flooring. Built-in wardrobe. Single panel radiator.

Bedroom Two

11'2 x 10'2 (3.40m x 3.10m)

UPVC replacement double-glazed window to side elevation. Wood-laminate flooring. Built-in wardrobe. Single panel radiator.

FLAT 3 (FIRST FLOOR FRONT/REAR) LET AT £775 PCM

Lobby

Wood-laminate flooring.

Inner Hall

Two UPVC replacement obscure double-glazed windows to rear elevation. Wood-laminate flooring. Double panel radiator. Built-in wardrobe. Built-in cupboard housing 'Ideal' gas fired central heating and hot water boiler.



Living Room/Kitchen

18'11 x 15'2 (5.77m x 4.62m)

UPVC replacement double-glazed window to front elevation. Wood-laminate flooring. Two single panel radiators. Kitchen Area: similar to Flat 1.

Bathroom & W.C.

White suite comprising: panelled bath with mixer tap and shower attachment, pedestal handbasin, and low flush w.c. Vertical towel rail/radiator. UPVC replacement obscure double-glazed window.

Bedroom

11'8 x 9'9 (3.56m x 2.97m)

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

FLAT 4 (TOP FLOOR SIDE/REAR) LET AT £800 PCM

(£850 pcm pending). Front door at 1st floor level, with Lobby and stairs to:

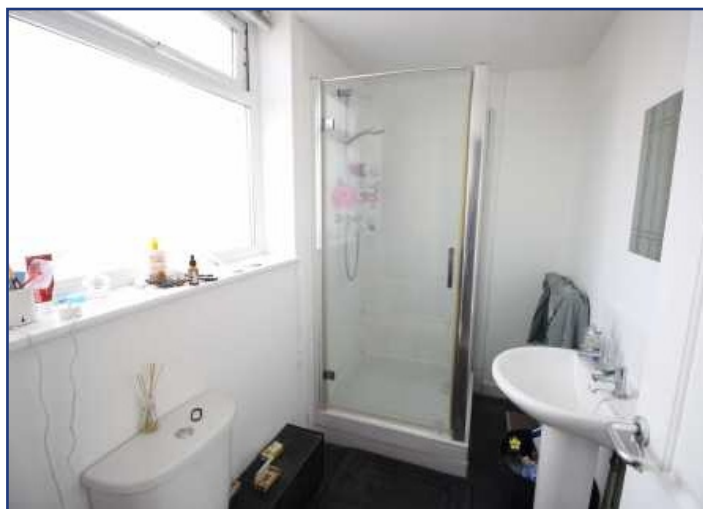
Second Floor Landing

Wood-laminate flooring. Obscure-glass porthole window. Single panel radiator.

Shower Room & W.C.

8'5 x 4'8 (2.57m x 1.42m)

Shower cubicle, pedestal handbasin, and low flush w.c. Vertical radiator/towel rail. UPVC replacement obscure double-glazed window to rear elevation.



Bedroom

10'9 x 8'7 (3.28m x 2.62m)

UPVC replacement double-glazed window to side elevation. Wood-laminate flooring. Double panel radiator.

Living Room/Kitchen

15'0 x 11'9 (4.57m x 3.58m)

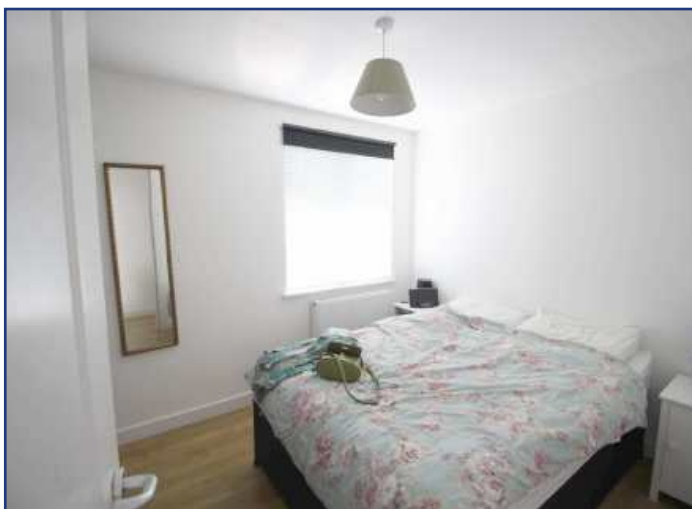
UPVC replacement double-glazed window to side elevation. Wood-laminate flooring. Double panel radiator. 'Ideal' gas fired central heating and hot water boiler. Kitchen Area: similar to Flat 1. Useful BOX ROOM off.

OUTSIDE

FRONT: Deep, open-plan forecourt separated from the pavement by metal barriers. SIDE: Bin store. Brick-built cycle store for each of the four flats. REAR: Small yard with access to flat roof, also having rear access.

AUCTION PROCESS

This Lot will NOT be offered in the Saleroom. Approaches, inspections & offers are invited from parties who are able and willing to purchase on Auction terms - immediate signature and exchange of contracts, payment of a 10% deposit plus Buyers Premium, and completion 28 days thereafter. Competing bidders will be given the opportunity to re-bid in the event of their offer being exceeded, terms finally being settled with the party lodging the highest offer (assuming acceptable to the Seller) and who meets the Auction rules of engagement.



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).

EPC

COMMERCIAL 'C'

FLAT 1 'D' FLATS 2,3, & 4 'C'

COUNCIL TAX

Flats 1-4 - Band A - £1453.95 p.a. (2025-26).

VIEWING

By appointment with AUCTIONEERS.
D. M. NESBIT & CO.
(17587/039246)

