

01329 221199

eddisons.com

GROUND FLOOR SHOP - FOR SALE

Eddisons



Ground Floor & Basement 244-246 Kingston Road, Portsmouth PO2 7LR

£275,000

184.3 sq m (1,984 sq ft) NIA

- Rare Freehold Sale
- Vacant Possession
- Highly Visible Road Side Frontage
- Easy Access To The M275
- Potential To Convert (STP)

LOCATION

The property is located along Kingston Road an arterial road running through Portsmouth, a major regional port and hub for commercial activity, forming part of the ever expanding south coast conurbation between Chichester in the east, and Southampton in the west. The property occupies an established road side position with excellent visibility.

The shop is within easy reach of the M275 and Fratton Train Station, providing a direct service to London Waterloo.

DESCRIPTION

The property comprises the ground floor and basement at 244-246 Kingston Road, with the unit having originally been two retail properties, that have been reconfigured to provide a single shop. It is considered that the shop could be sub divided again, or, converted to other uses, subject to all necessary consents and approvals being obtained.

The premises benefits from useful basement storage, in addition to ancillary accommodation to the rear, with a small enclosed courtyard at the back of the property. Kitchenette and toilet facilities are provided.

PRICE

The property is available to purchase Freehold with vacant possession, at a guide price of £275,000 exclusive.

VAT

It is understood that the property may be VAT elected.

BUSINESS RATES

The property has a current rateable value of £18,250. For further information please visit www.tax.service.gov.uk.

SERVICE CHARGE

The property is subject to a service charge contribution. Further details will be provided on request.

SERVICES

The property benefits from mains connections to gas, electricity, water and drainage.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

EPC

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VIEWING

Strictly by prior appointment with the sole agents:-

Eddisons
incorporating Daniells Harrison

Nick Holtby
01329 221199
Nicholas.Holtby@eddisons.com

Date: 22 September 2023



For more information, visit eddisons.com
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Important Information

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