



West Street

Fareham, PO16 0DZ

Offers In Excess Of

**£400,000**

This fantastic mixed-use property offers an exceptional investment opportunity, combining commercial and residential spaces, all generating strong rental returns. Perfect for investors looking for stable cash flow and future growth. Call us today to arrange a viewing, this is an opportunity not to be missed!





# Property Features

- FANTASTIC INVESTMENT OPPORTUNITY
- GREAT HIGH STREET LOCATION
- COMMERCIAL SHOP SPACE
- TWO BEDROOM FIRST FLOOR FLAT
- SEPARATE STUDIO/OFFICE
- SOLD WITH TENANTS IN SITU
- FREEHOLD
- CLOSE TO TRANSPORT LINKS
- GREAT RETURN ON INVESTMENT
- NO FORWARD CHAIN

## OVERVIEW

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## PROPERTY DESCRIPTION

Mixed Commercial Property for Sale – Prime Investment Opportunity

Location: West Street, Fareham

Price: Offers in the region of £400,000

This fantastic mixed-use property offers an exceptional investment opportunity, combining commercial and residential spaces, all generating strong rental returns. Perfect for investors looking for stable cash flow and future growth.

Ground Floor Shop: A well-established retail unit, offering excellent street visibility with a consistent rental income. The shop is in great condition, providing a perfect space for any number of commercial uses.

Two-Bedroom Apartment Above: This spacious 2-bedroom apartment provides comfortable living with modern amenities. Currently rented out, it offers a reliable source of income and potential for long-term capital growth.

Rear Studio/Office: Located at the back of the property, this studio/office is also fully tenanted, providing an additional stream of rental income. Ideal for individuals seeking a private and quiet space.



### Key Features:

- \* Fully rented with reliable tenants
- \* Strong rental returns across all units
- \* Prime location with high foot traffic
- \* Good condition throughout, requiring little to no immediate work
- \* Long-term investment potential

This property is a perfect opportunity for savvy investors looking to diversify their portfolio with a solid income-generating asset. Contact us today for more information or to arrange a viewing!

### GROUND FLOOR SHOP

MAIN ROOM - 23' 0" x 14' 6" (7.02m x 4.44m)

KITCHEN - 23' 0" x 14' 6" (7.02m x 4.44m)

TOILET - 10' 2" x 3' 10" (3.10m x 1.17m)

HALLWAY - 5' 6" x 11' 5" (1.70m x 3.49m)

### FIRST FLOOR FLAT

LOUNGE - 11' 5" x 14' 6" (3.50m x 4.44m)

KITCHEN - 11' 5" x 10' 1" (3.50m x 3.08m)

SHOWER ROOM - 10' 6" x 2' 10" (3.22m x 0.88m)

BEDROOM ONE - 10' 0" x 11' 0" (3.06m x 3.36m)-

RESTRICTIVE HEADROOM

BEDROOM TWO - 8' 8" x 10' 0" (2.66m x 3.06m) -

RESTRICTIVE HEADROOM

### STUDIO/OFFICE

ROOM ONE - 9' 3" x 15' 8" (2.82m x 4.80m)

ROOM TWO - 12' 9" x 14' 6" (3.89m x 4.44m)

KITCHEN - 6' 1" x 4' 1" (1.86m x 1.27m)

TOILET- 6' 0" x 4' 9" (1.85m x 1.47m)

HALLWAY - 25' 9" x 3' 2" (7.87m x 0.97m)





## MATERIAL INFORMATION

- Price (£) - Offers in the region of £400,000
- Tenure – Freehold
- Council tax band (England, Wales and Scotland) For the Flat- Band A, Portsmouth City Council
- 100% of the ownership of the property being sold
- Mains Water Supply
- Mains Electricity
- Heating - Electric
- Broadband - Fibre to Property
- Parking- On Road Parking
- Construction- Brick
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Restrictions- None
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
- Accessibility - Metal Staircase to the First Floor Flats front door and accommodation over 2 floors.

Stamp Duty Land Tax

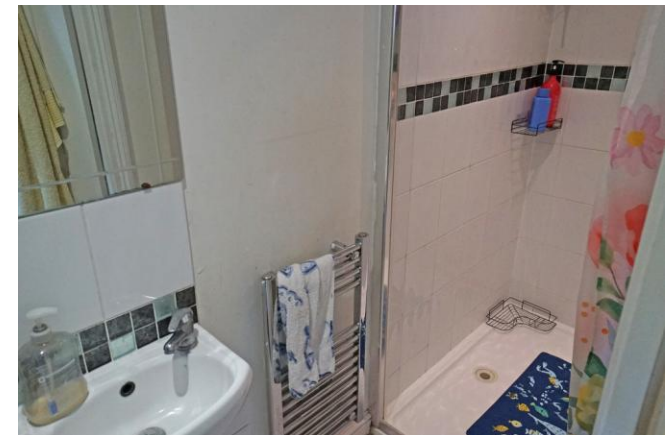
Land Registration Fees

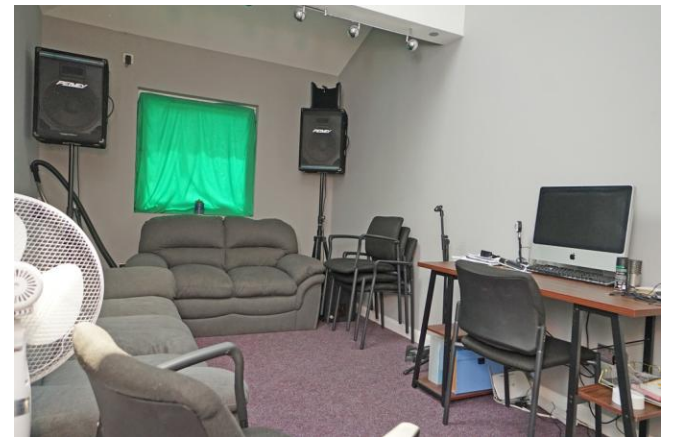
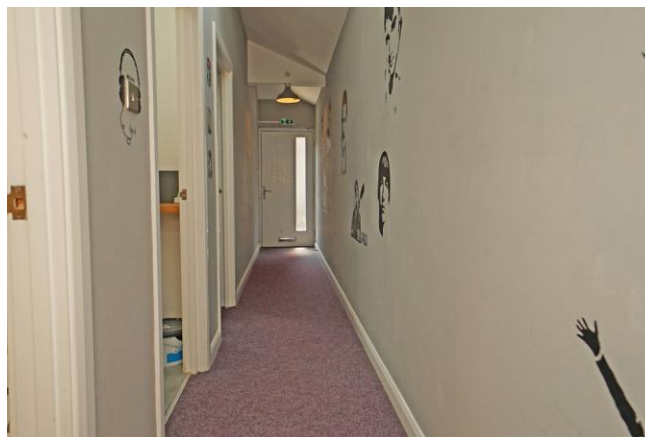
Solicitors Fees and Disbursements

We strongly recommend you calculate the total costs of your property purchase to be sure of affordability.

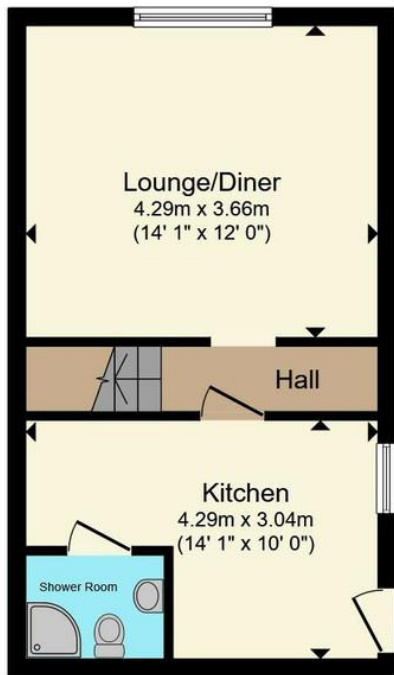
## VIEWING BY APPOINTMENT ONLY THROUGH MARINA AND HAMPSHIRE LIFE HOMES

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.

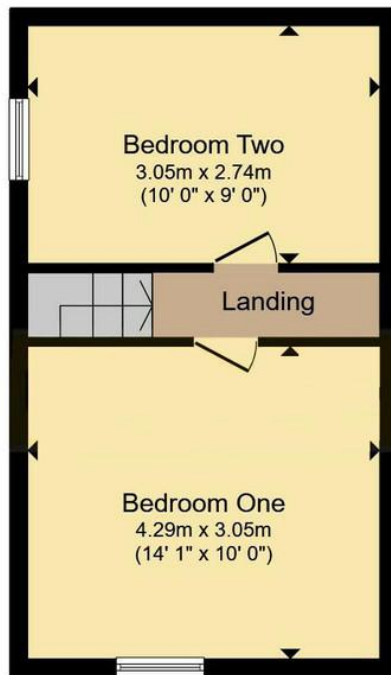




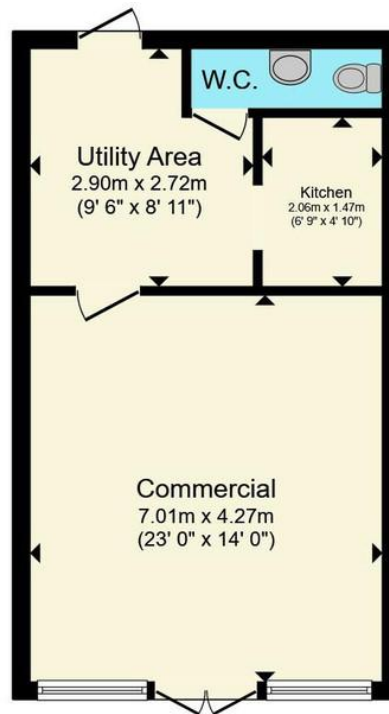




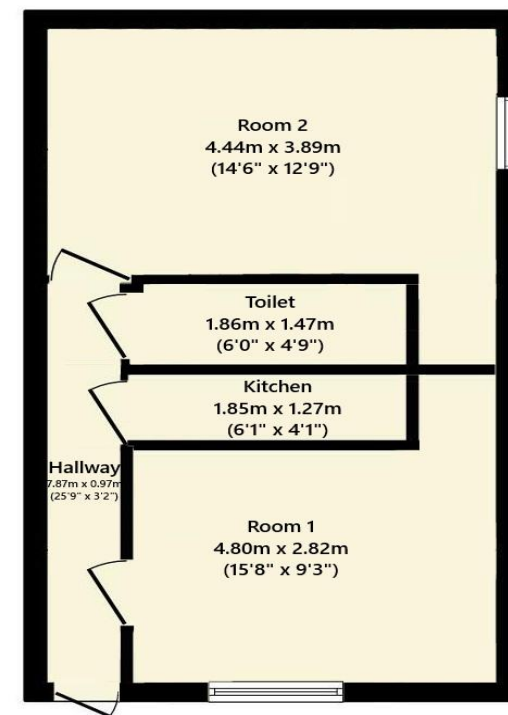
**First Floor Maisonette**



**Second Floor  
Maisonette**



**Commercial**



**Studio**

Total floor area 99.1 m<sup>2</sup> (1,067 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	53 E	
21-38	F		
1-20	G		

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