



EXMOUTH ROAD GARAGES, SOUTHSEA, PORTSMOUTH, PO5 1QL

DEVELOPMENT LAND / INVESTMENT / OPEN STORAGE FOR SALE

0.49 ACRES (0.20 HECTARES)



**Vail
Williams**

Summary

Garage Investment with Residential Development Potential STPP

Available Size	0.49 Acres
Price	Offers from £1,550,000
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

- Two terraces of garages benefit from a new roof
- No. 66 garages and 5 parking spaces, income producing £131,400 pa*
- Central Southsea Location
- Consistent High Demand
- Residential development potential STP
- Unconditional and STP offers invited with a preference for unconditional
- 7.99% NIY assuming 6.12% purchaser costs



Location

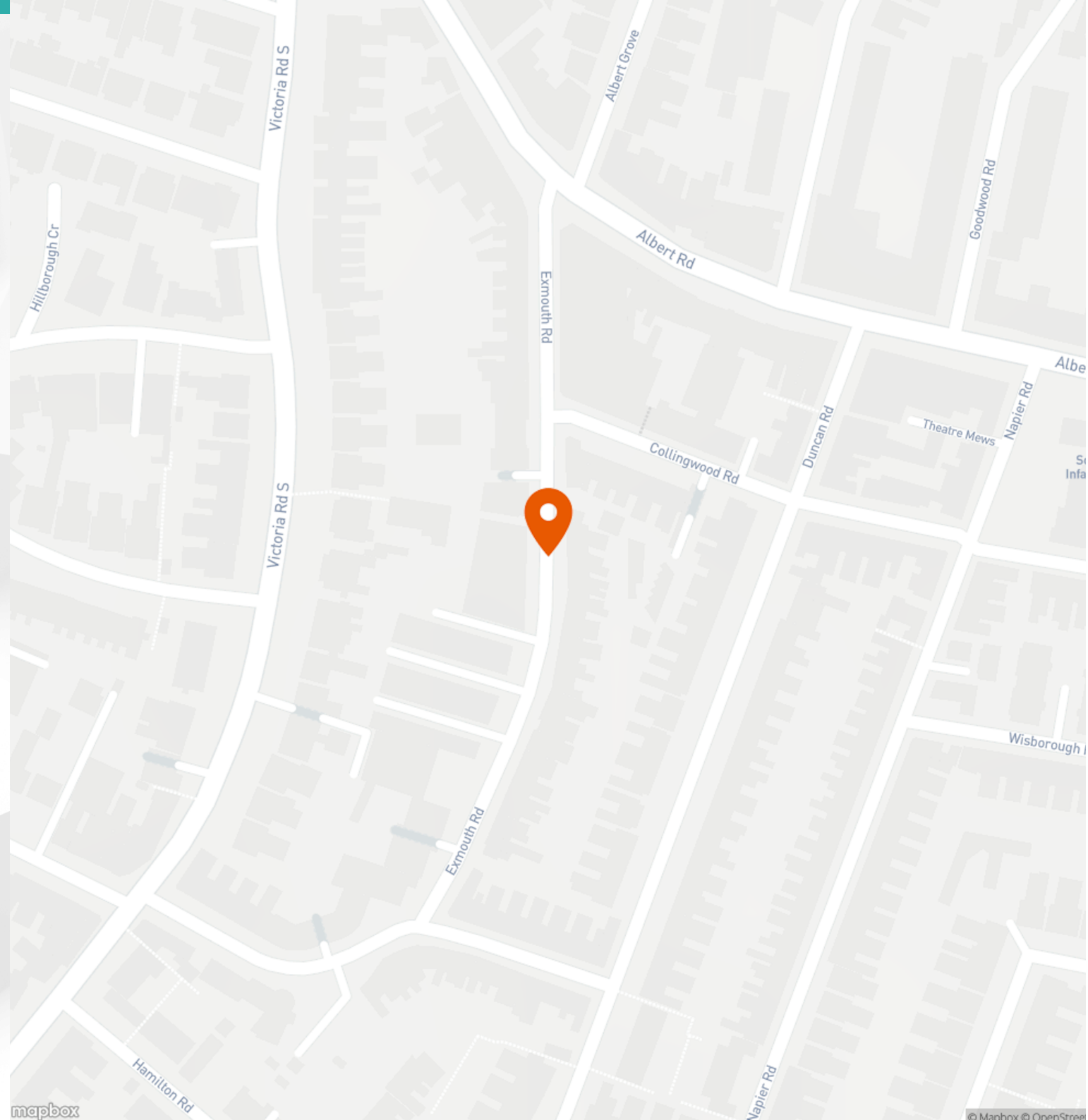


Exmouth Road Garages
Southsea, Portsmouth, PO5
1QL

Portsmouth is located approximately 65 miles south-west of Central London and 19 miles east of Southampton. Passing Portsmouth to the north, the M27 serves the wider Solent conurbation, including the regional city of Southampton.

Southsea comprises a prosperous locality of Portsmouth, situated at the southern-most tip of Portsea Island. Originally a Victorian seaside town, the area has developed into a distinct suburb, complete with an established local retail and leisure offering centred on the pedestrianised precinct of Palmerston Road.

Direct rail services to London Waterloo are available from Portsmouth and Southsea Railway Station, situated immediately to the south of the city centre, and Portsmouth Harbour Railway Station, which lies adjacent to Gunwharf Quays.





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Further Details

Description

The site comprises existing storage garages, single storey in height, with brick facing elevations, corrugated panel roofs and hardstanding tarmacadam surface area, within central Southsea. The site backs onto residential gardens from Victoria Road South. Immediately north of the site has recently been redeveloped into a terrace of residential townhouses.

Terms

Offers invited for Freehold

Viewings

Strictly by appointment through the sole agent

Terms

Each party to be responsible for their own legal costs incurred in this transaction

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.



Enquiries & Viewings



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