



232 Kingston Road, North End, Portsmouth, PO2 7LR

TO BE SOLD BY PUBLIC AUCTION AT A DATE TO BE CONFIRMED
(UNLESS SOLD PREVIOUSLY).

GUIDE PRICE: £224,995

We invite IMMEDIATE CASH OFFERS, prior to possible Public Auction, from investors and developers for this MIXED COMMERCIAL/RESIDENTIAL BUILDING, the ground floor retail part being LET currently, the upper three floors (six rooms plus kitchen and bathroom) being VACANT and having considerable potential. Kingston Road runs from Fratton Road to London Road, No. 232 being on the east side a little to the north of Powerscourt Road. This convenient, secondary trading area and residential address is close to a wide range of public amenities. The premises comprise a late-Victorian four-storey building with brick elevations under a pitched roof, the facade incorporating splay bay window, glazed shop front, and private door to the living accommodation.



Trading as Matts Fisheries, the retail unit is LET at £550 p.c.m. on a renewed 3 year lease from 12th April 2024. The upper living accommodation is available with the benefit of VACANT POSSESSION, having been previously occupied (informally) as shared rooms. Planning consent (not implemented, and since lapsed) was granted in 2008 for conversion of this part to form a 1 Bedroom Flat plus a 2 Bedroom Maisonette. Offering much scope to create a lucrative investment return, full particulars of this opportunity are given as follows:

SHOP

UPVC and double-glazed frontage with recessed entrance door to:

RETAIL AREA

20'0 x 12'1 (6.10m x 3.68m)

Through to:

PREPARATION ROOM

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

Doorway to:

REAR STORE 1

18'11 x 4'8 (5.77m x 1.42m)

Sink unit. W.C. off.

REAR STORE 2

20'0 x 10'0 (6.10m x 3.05m)

Access to fire exit.

LIVING ACCOMMODATION

UPVC and obscure double-glazed outer door to:

Hallway

Fire exit door serving shop.

First Floor

Room One

16'4 x 14'2 (4.98m x 4.32m)

Splay bay window to front elevation having UPVC replacement double-glazing. Double panel radiator.

Kitchen

12'8 x 8'4 (3.86m x 2.54m)

Fitted base and wall cupboards, single drainer stainless steel sink unit with mixer tap. Plumbing for washing machine. Cupboard housing Glow-worm gas fired central heating and hot water boiler. UPVC replacement double-glazed window to rear elevation.

Bathroom & W.C.

7'10 x 5'11 (2.39m x 1.80m)

White suite comprising: panelled bath, pedestal handbasin, and low flush w.c. UPVC replacement obscure double-glazed window to rear elevation.

Second Floor

Landing

Double panel radiator.

Room Two

14'10 x 10'3 (4.52m x 3.12m)

Pair of UPVC replacement double-glazed windows to rear elevation. Handbasin. Two single panel radiators.

Room Three

14'4 x 8'2 (4.37m x 2.49m)

UPVC replacement double-glazed window to front elevation. Double panel radiator.

Room Four

10'0 x 7'3 (3.05m x 2.21m)

UPVC replacement double-glazed window to

front elevation. Single panel radiator.

Top (3rd) Floor

Small Landing

Room Five

15'2 x 8'9 (4.62m x 2.67m)

Sloping ceiling with 'Velux' roof window to rear slope. Double panel radiator.

Room Six

15'3 x 9'2 (4.65m x 2.79m)

Part-sloping ceiling with 'Velux' roof window to front slope. Double panel radiator.

OUTSIDE

Nil, the site is fully developed.

Commercial EPC 'C'

Residential EPC 'D'

Residential Council Tax

Band 'A' - £1,527.80 per annum (2026-27).

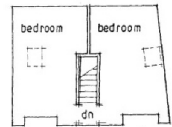
VIEWING

By appointment with AGENTS & AUCTIONEERS, D. M. NESBIT & CO. (17831/048317)

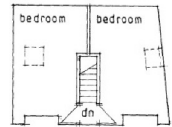
ADDITIONAL AUCTION COSTS

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).

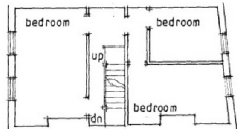




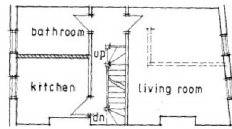
THIRD FLOOR PLAN



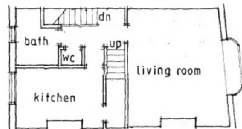
THIRD FLOOR PLAN



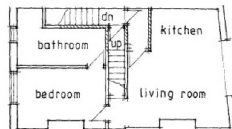
SECOND FLOOR PLAN



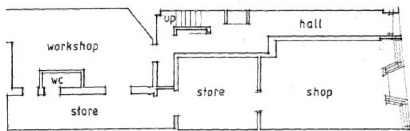
SECOND FLOOR PLAN



FIRST FLOOR PLAN

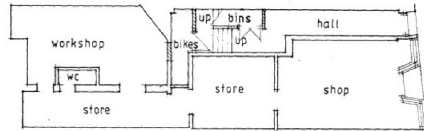


FIRST FLOOR PLAN



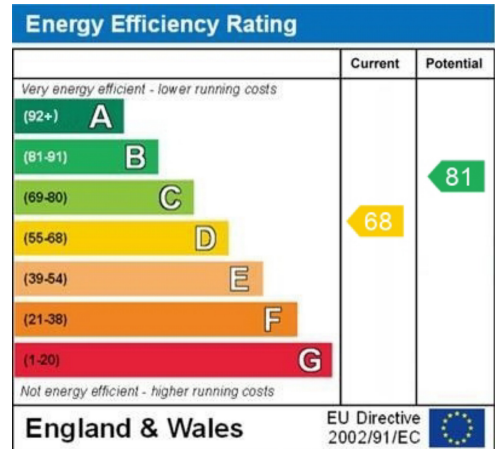
GROUND FLOOR PLAN

PLANS AS EXISTING



GROUND FLOOR PLAN

PLAN AS PROPOSED



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