



Nesbits

Established 1921

226-232 Fratton Road, Fratton, Portsmouth, PO1 5HH

For auction Guide Price £400,000 to £450,000

226-232 Fratton Road, Fratton, Portsmouth, PO1 5HH

TO BE SOLD BY PUBLIC AUCTION

11 am TUESDAY 25th AUGUST (at The Queens Hotel)

Of interest to investors, developers and others: prominently situated, the extensive (4,350 sq ft approx) MAINLY VACANT FREEHOLD COMMERCIAL PREMISES, highly speculative and with considerable potential for a variety of uses. A mixed commercial/residential location, Fratton Road runs from Fratton Bridge to Kingston Road, Nos. 226-232 being on the east side a short distance from the junction with Clive Road. This position is some half a mile only from Commercial Road Shopping Precinct, convenient to a wide range of public amenities including main-line stations, university campus, and historic Old Portsmouth.

OCCUPANCY, HISTORY, PLANNING: The large majority of the premises (226-230, together with the rear and upper parts of 232) will be VACANT upon completion, whilst the front shop part of 232 (trading as B's Barbers) is let informally at a current rent of £400 p.c.m.

The main building is recorded as having been constructed, around 1930, for The Ancient Order of Foresters Friendly Society, later becoming a music venue - The Paradise Found Club - and, in 1976, home to Hampshire ex-Services Club. In 2013 consent was granted for Change of Use to shop (Class A1), this being the current purpose, a use now



It is felt that the Lot lends itself to a wide range of future uses, both commercial and residential, with the latter including possible HMO, as applies to the adjacent, now much extended premises. Any change will, of course, be subject to the necessary planning approval, with interested parties being advised to satisfy themselves in this respect through approach to Portsmouth City Council. Full particulars are given as follows and enquiries are invited:

226-230

RECESSED PORCH

With three glazed entrance doors.

RECEPTION AREA

16'8 x 10'2 (5.08m x 3.10m)

Parquet flooring. Built-in cupboard under stairs.

RETAIL ONE

31'0 x 10'10 (9.45m x 3.30m)

Door to:

COVERED SIDEWAY

Extending the full depth of the site, having: access to metal fire escape, double doors from the pavement, and link to No. 232.

ENCLOSED YARD (behind 232)

12'0 x 10'0 (3.66m x 3.05m)

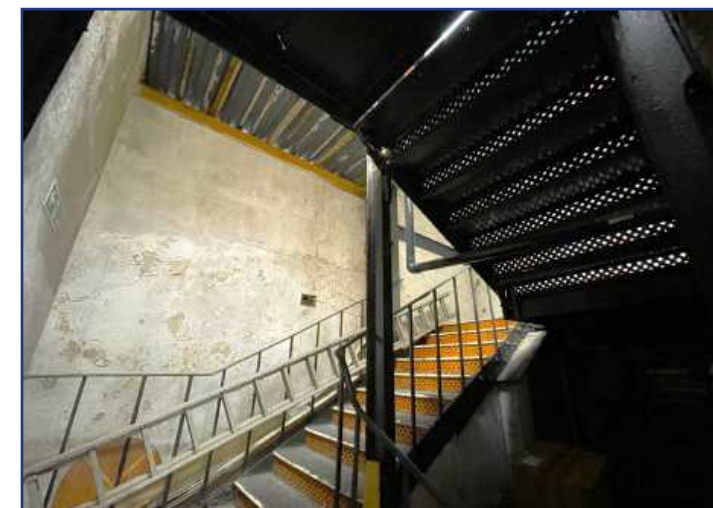
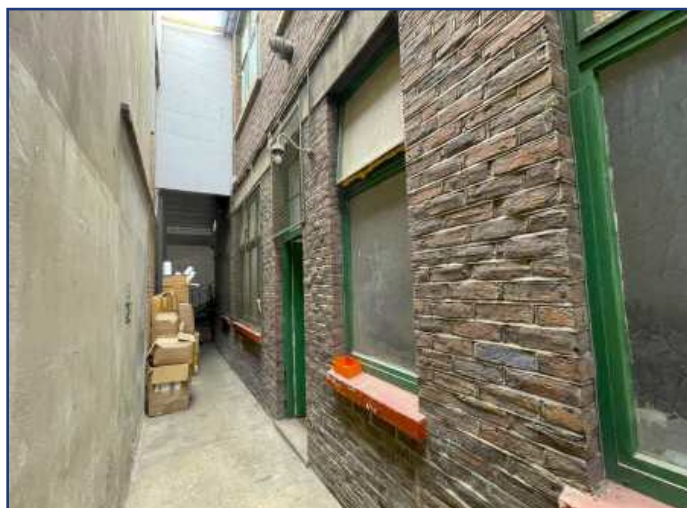
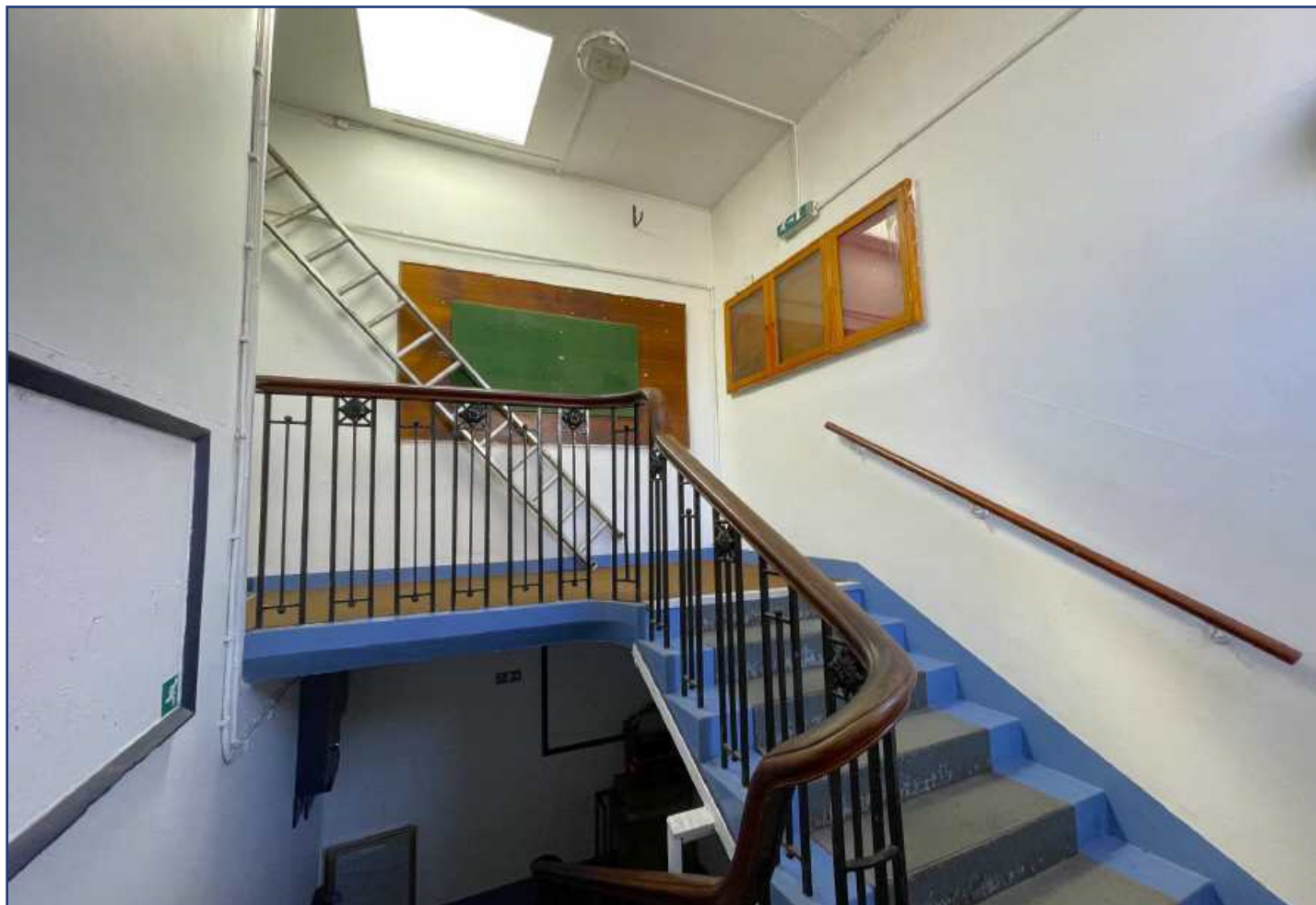
From Reception Area to:

RETAIL TWO

32'2 x 20'8 (9.80m x 6.30m)

Ceiling Height: 11'0 (3.35m) Parquet flooring. Window to side elevation. Door to:

KITCHEN





17'1 x 11'9 (5.21m x 3.58m)

Two obscure-glass windows to covered sideway. Parquet flooring. Double drainer stainless steel sink unit.

Square opening from Retail Two to:

RETAIL THREE

28'0 x 22'0 (8.53m x 6.71m)

Parquet flooring. Windows on two sides. Door to REAR YARD. Inner Lobby with access to covered sideway. Door to:

STORE ROOM

16'0 x 9'10 (4.88m x 3.00m)

Door to covered sideway.

From Reception Area to:

LOBBY

Having secondary access from the street and a wide staircase to:

FIRST FLOOR

LANDING



Obscure-glass window to front elevation. Skylight with access to Loft Space.

TOILETS

14'2 x 9'10 (4.32m x 3.00m)

Three cubicles, each with low flush suite; twin handbasins. Four obscure-glass windows to front elevation.

STORE

11'4 x 10'8 (3.45m x 3.25m)

Two windows to front elevation.

MAIN HALL

55'0 x 27'6 (16.76m x 8.38m)

Obscure-glass windows on two sides. Access to fire escape. Recessed KITCHEN AREA. Raised stage having storage below. Steps up to:

BOILER ROOM

9'10 x 8'4 (3.00m x 2.54m)

Door to the stage. Window to front elevation. 'Glow-worm' gas fired boiler.

232



GROUND FLOOR SHOP

(Not measured). Currently LET and trading as B's Barbers, at a rent of £400 p.c.m.

GROUND FLOOR REAR

(These rooms, together with those above, being used by the sellers as part of their adjacent main business premises, thus offered VACANT).

Room One

24'10 x 6'8 (7.57m x 2.03m)

To:

Rear Hall

And to:

Room Two

7'11 x 7'5 (2.41m x 2.26m)

Room Three

12'10 x 7'11 (3.91m x 2.41m)

FIRST FLOOR

Room One

16'10 x 11'1 (5.13m x 3.38m)



Window to front elevation. Door to:

Inner Lobby

7'0 x 6'10 (2.13m x 2.08m)

And to:

Room Two

24'7 x 6'9 (7.49m x 2.06m)

To:

Rear Lobby

To:

Room Three

9'6 x 7'10 (2.90m x 2.39m)

Room Four

11'1 x 10'8 (3.38m x 3.25m)

EPC

226-230 Fratton Road, Portsmouth -
Commercial Energy Performance Rating 'F'
Storage - Total Floor Area 614 sq m

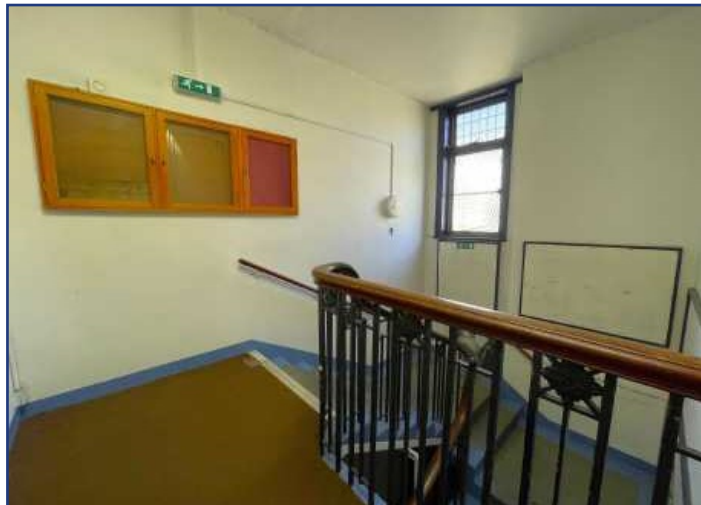
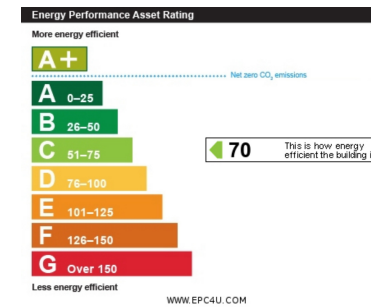
232 Fratton Road, Portsmouth - Commercial
Energy Performance Rating 'C' Retail - Total
Floor Area 25 sq m

VIEWING

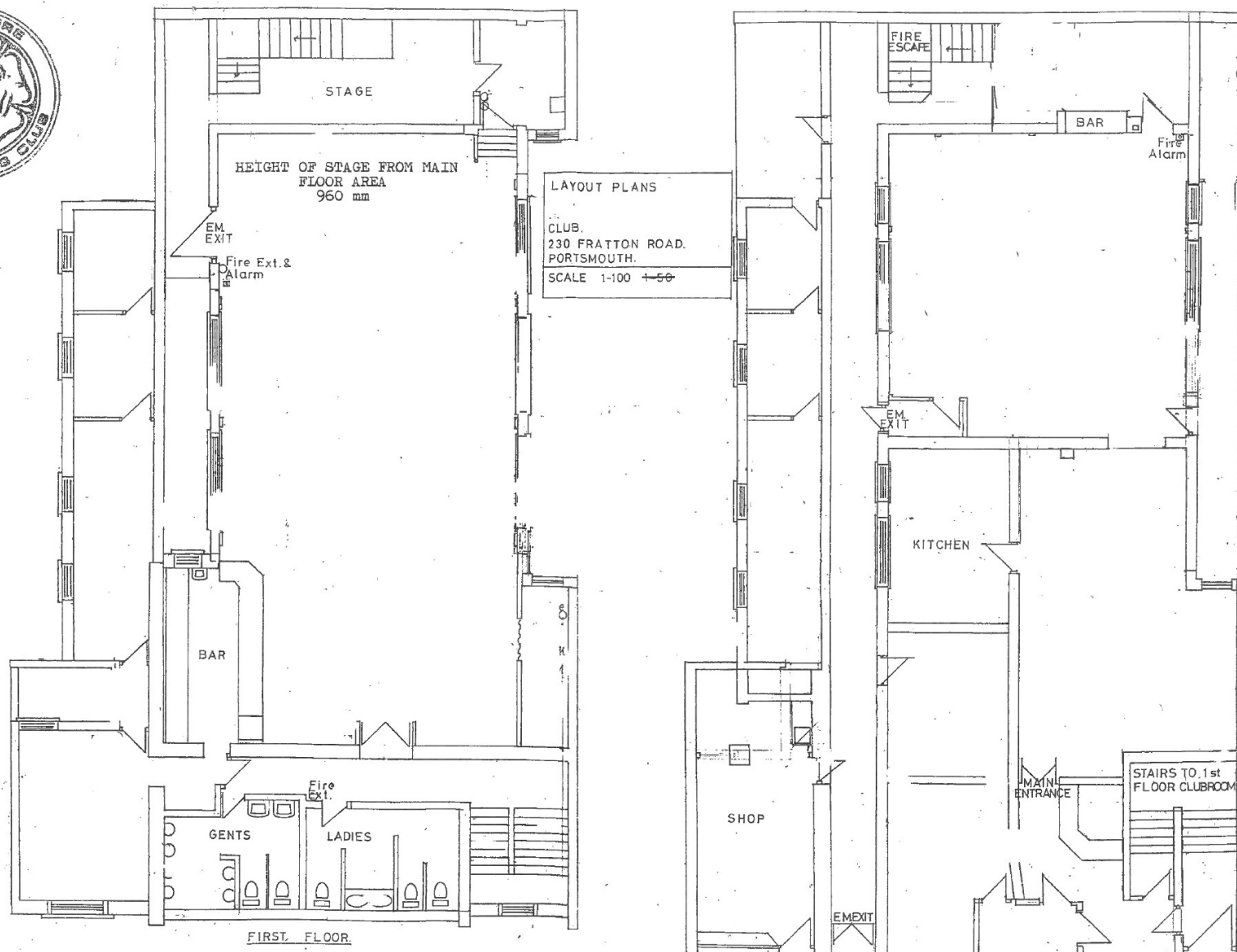
By appointment with SOLE AGENTS &
AUCTIONEERS,
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ADDITIONAL AUCTION COSTS

A Buyer's Premium of £600 + 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).







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