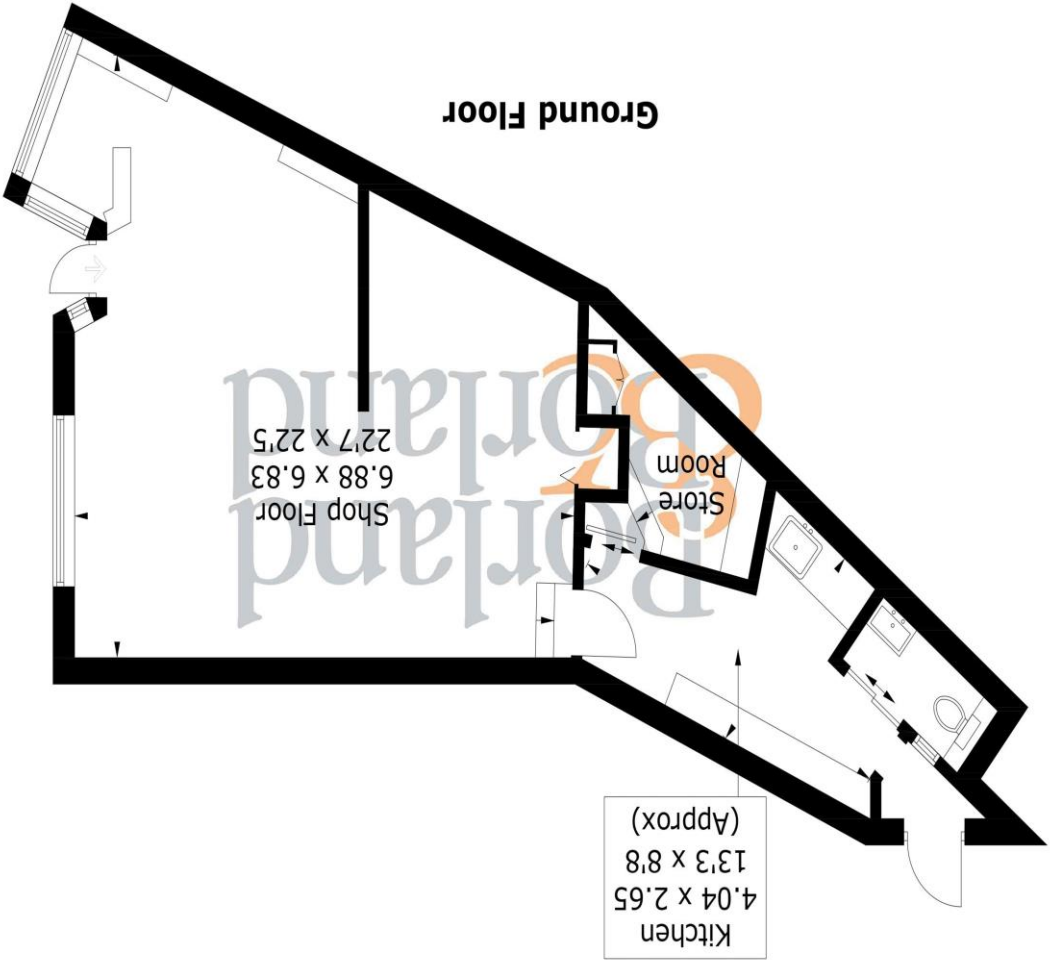


PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1303102)



48, High Street, PO10 7AW
Approximate Gross Internal Area = 56.1 sq m / 604 sq ft



Directions

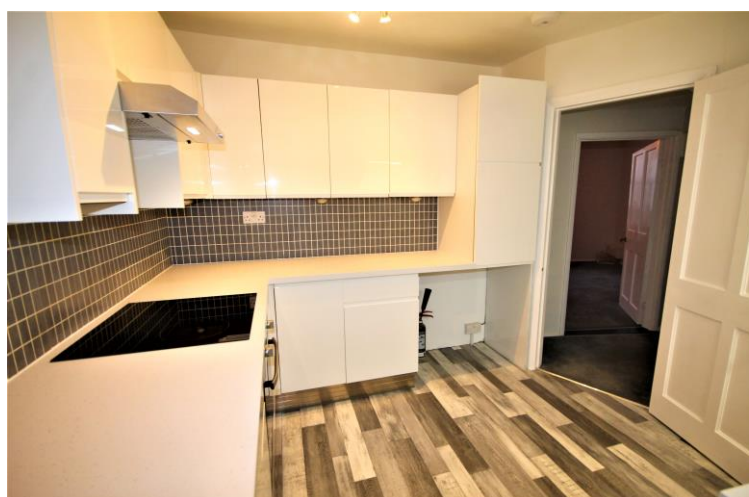




Prominent Freehold Commercial Premises with Self-Contained Split-Level Flat Above Situated in a prime High Street position in the heart of Emsworth, this attractive and characterful mixed-use freehold property presents an excellent opportunity for investors and owner-occupiers alike. The property comprises a well-presented ground floor commercial unit, currently arranged as a hair salon, together with a self-contained split-level flat above, offering flexible residential accommodation.

The ground floor provides a bright and spacious retail/salon area, benefitting from an eye-catching corner frontage and excellent natural light, ideal for a variety of commercial uses (subject to any necessary consents). The layout includes a Generous open-plan shop floor, Rear kitchen/staff area, Cloakroom/WC, Additional storeroom. The first and upper floors are arranged as a self-contained apartment, accessed independently, providing split-level living accommodation, and comprises of kitchen, sitting room, shower room, hallway and two double bedrooms. Other benefits include your own separate entrance, new electric heating and outside seating area.

EPC: D Council Tax: B (Flat) Please note: we are awaiting the floor plan of the flat.



- FREEHOLD MIXED-USE INVESTMENT
- PRIME HIGH STREET LOCATION
- ESTABLISHED COMMERCIAL UNIT (CURRENTLY A HAIR SALON)
- SELF-CONTAINED SPLIT LEVEL FLAT ABOVE

- TWO BEDROOMS
- COURTYARD GARDEN
- DESIRABLE COASTAL TOWN SETTING
- SEPERATE ENTRANCE TO FLAT