



95-99 Fawcett Road, Southsea, PO4 0DF

TO BE SOLD BY PUBLIC AUCTION on the 20th OCTOBER 2026 at The Queens Hotel, Southsea.

GUIDE PRICE: £650,000

Of interest to builders and investors: a substantial MIXED COMMERCIAL/RESIDENTIAL LOT (7,000 sq ft approx.) offering considerable potential, being a rarely available run of THREE ADJOINING SHOPS EACH WITH LIVING ACCOMMODATION ABOVE, ALL NOW VACANT.

Some one mile only from Southsea Town Centre (Palmerston Road Shopping Precinct) and The Seafront, Fawcett Road runs from Fratton Bridge to Albert Road, Nos. 95-99 being on the east side at the junction with Percy Road. This convenient location grants ready access to a wide range of public amenities. The commercial parts of 95 and 97 have been linked in the past as one trading area, this applying also to the living accommodation above. To the rear of both is a single/two-storey late extension. No. 99 is a separate commercial unit having a self-contained two bedroom flat above.



Now requiring repair and general refurbishment, this interesting and valuable opportunity holds immense scope to develop and add value, including possible further extension (consent for a rear infill residential unit having been granted, but not implemented, in January 2003), creating a very worthwhile addition to any investment portfolio. Full details are given as follows:

95 (SHOP)

MAIN ROOM

87'0 x 14'3 (26.52m x 4.34m)

Widening to 17'7 (5.36m)

Ceiling Height: 10'5 (3.18m)

Part-glazed shop front. Access to 97 Shop and to Cellar. Through to:

REAR STORE

ROOM 1

22'8 x 10'1 (6.91m x 3.07m)

Skylight. Folding vehicular door with access via Percy Road.

ROOM 2

9'7 x 6'9 (2.92m x 2.06m)

ROOM 3

12'0 x 11'3 (3.66m x 3.43m)

Pair of doors to garden.

97 (SHOP)

MAIN ROOM

22'8 x 14'8 (6.91m x 4.47m)

Ceiling Height: 11'0 (3.35m)

Part-glazed shop front. Through to:

KITCHEN/ STORE

12'0 x 11'3 (3.66m x 3.43m)

Door to:

INNER HALL

STORE

11'9 x 5'0 (3.58m x 1.52m)

KITCHEN

9'5 x 5'0 (2.87m x 1.52m)

Sink unit, handbasin. Part-glazed door to:





REAR LOBBY

Part-glazed rear entrance door.

TWO W.C.s

CELLAR

Ceiling Height: 5'6 (1.68m)

ROOM 1

25'0 x 8'6 (7.62m x 2.59m)

ROOM 2

34'0 x 13'9 (10.36m x 4.19m)

95 (LIVING ACCOMMODATION)

FIRST FLOOR LANDING

Access to 97.

ROOM 1

25'6 x 14'5 (7.77m x 4.39m)

Dual-aspect, with UPVC replacement double-glazed windows to the front and side. Radiator.

ROOM 2

11'3 x 6'2 (3.43m x 1.88m)

UPVC replacement double-glazed window to side elevation. Radiator.

ROOM 3

11'2 x 5'11 (3.40m x 1.80m)

UPVC replacement double-glazed window. Radiator.



BATHROOM & W.C.

6'10 x 6'0 (2.08m x 1.83m)

Low flush w.c., handbasin, cast-iron bath. Radiator.

ROOM 4

26'6 x 17'8 (8.08m x 5.38m)

A dual-aspect room (above the Ground Floor Store) having UPVC double-glazed windows on two sides. Lobby off with handbasin. Fitted base cupboards, work surfaces, sink unit.

SECOND FLOOR

ROOM 5

21'8 x 8'9 (6.60m x 2.67m)

With dividing partition. Roof window.

ROOM 6

11'10 x 8'11 (3.61m x 2.72m)

Two skylights. Access to Loft.

97 (LIVING ACCOMMODATION)

LANDING

KITCHEN

9'4 x 5'10 (2.84m x 1.78m)

UPVC replacement double-glazed window to side elevation. Sink unit. Radiator.

ROOM 1

11'11 x 10'3 (3.63m x 3.12m)



With additional kitchen fittings including base and wall cupboards, sink, oven, hob. UPVC replacement double-glazed window to rear elevation. Radiator.

ROOM 2

13'11 x 12'11 (4.24m x 3.94m)

Coved ceiling. UPVC replacement double-glazed window to front elevation. Radiator.

ROOM 3

18'2 x 9'5 (5.54m x 2.87m)

An 'L'-shaped room, measured to extremes. UPVC replacement double-glazed windows to side and rear. Two radiators.

SHOWER & W.C.

9'6 x 5'7 (2.90m x 1.70m)

Low flush w.c., handbasin, tiled shower cubicle. 'Potterton' gas fired boiler. UPVC replacement double-glazed window. Access to Loft Space.

99 (SHOP)

MAIN ROOM

33'9 x 11'9 (10.29m x 3.58m)

A split-level room with steps between the two parts. Part-glazed shop front. Suspended ceiling. Access to Cellar. Door to rear garden. Door to:

INNER HALL

And to:



STORE 1

9'2 x 6'9 (2.79m x 2.06m)

Leading to:

STORE 2

11'3 x 9'5 (3.43m x 2.87m)

Sash window. Door to:

KITCHEN

9'5 x 7'6 (2.87m x 2.29m)

Window to side elevation. Sink unit. Walk-in cupboard.

REAR LOBBY

Formerly with access to rear garden.

W.C. off

99 (LIVING ACCOMMODATION)

Private entrance from Fawcett Road to:

LOWER LOBBY

Stairs to:

FIRST FLOOR LANDING

Radiator.

LIVING ROOM

15'3 x 12'11 (4.65m x 3.94m)

UPVC double-glazed window to front elevation. Radiator. Cupboard.

KITCHEN

11'11 x 8'1 (3.63m x 2.46m)

Fitted base cupboards, sink unit. Double-glazed window to rear elevation. Radiator.

BATHROOM & W.C.

5'11 x 5'11 (1.80m x 1.80m)

Panelled bath, pedestal handbasin, low flush w.c. Radiator. UPVC replacement obscure double-glazed window.

BOILER ROOM

'Heatline' gas fired central heating and hot water boiler.

BEDROOM ONE

10'9 x 9'4 (3.28m x 2.84m)

Double-glazed window to rear elevation. Radiator.

BEDROOM TWO

10'1 x 6'4 (3.07m x 1.93m)

Double-glazed window to side elevation.

OUTSIDE

To the rear of No. 97 is an 'L'-shaped yard, and to the rear of No. 99 a walled garden, 28'0 x 16'0 (8.53m x 4.88m).

EPC

Commercial EPC - 95-97 Fawcett Road - Energy Rating 'C' (Floor Area 77 sq m approx).

Commercial EPC - 99 Fawcett Road - Energy Rating 'D' (Floor Area 64 sq m approx).

Living Accommodation - 95 Fawcett Road - Energy Rating 'E' (Floor Area 118 sq m approx).

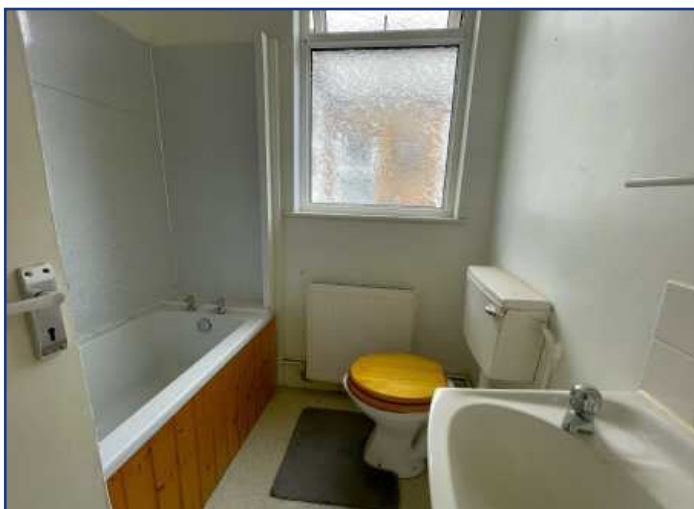
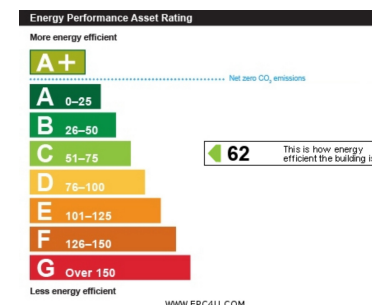
Living Accommodation - 97 Fawcett Road - Energy Rating 'D' (Floor Area 60 sq m approx).

VIEWING

By appointment with SOLE AGENTS,
D. M. NESBIT & CO.
(17849/064418)

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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