

A fantastic investment opportunity to purchase this combined residential and commercial property in the popular Stoke Road area of Gosport. There is a two bedroom apartment on the first floor, and two commercial units to the front and rear on the ground floor, all three units currently let out.

The Accommodation Comprises:

FIRST FLOOR APARTMENT

Pedestrian access via gate from Jamaica Place, external stairs to obscured UPVC double glazed front door to:

Entrance Hall

UPVC double glazed windows to front and side elevations, cupboard, space for fridge/freezer, storage area, radiator, access to loft space, steps up to Bedroom One and Lounge/Diner, doors to:

Kitchen 13' 10" x 6' 1" (4.21m x 1.85m)

UPVC double glazed window to side elevation, fitted with a range of base cupboards and matching eye-level units, stainless steel sink unit and drainer with mixer tap, roll top work surface over, integrated electric oven and gas hob, tiled splashbacks, radiator, space and plumbing for washing machine and tumble dryer (stacked), space and plumbing for dishwasher.

Bedroom One 18' 1" x 15' 10" (5.51m x 4.82m) max

Two UPVC double glazed windows to front elevation, picture rail, access to loft space, two radiators.

Bedroom Two 12' 2" x 11' 2" (3.71m x 3.40m)

UPVC double glazed window to rear elevation, radiator.

Bathroom 6' 2" x 5' 3" (1.88m x 1.60m)

Low level close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and shower connection off, extractor fan.

General Information

- Construction: Traditional
- Water Supply: Portsmouth Water
- Electric Supply: Mains
- Gas Supply: Mains
- Sewerage: Mains
- Mobile & Broadband coverage: <https://checker.ofcom.org.uk>
- Flood risk: www.gov.uk/check-long-term-flood-risk
- Tenure: Freehold
- Council Tax Band: A

COMMERCIAL PREMISES

Shop (Stoke Road) 29' 2" x 15' 6" (8.88m x 4.72m)

Front door into shop which is currently being used as a record shop, windows to front elevation, till area, archway to:

Office 15' 3" x 7' 9" (4.64m x 2.36m)

Windows and back door to side elevation, heater, door to:

Inner Hall

Doors to:

Cloakroom

Window to front elevation, low level close coupled WC, wash hand basin, extractor fan, emergency pull cord, hand dryer.

Store Room

Heater, door to:

Kitchenette 12' 11" x 6' 11" (3.93m x 2.11m)

Window to side elevation, roll top work surface, stainless steel sink unit, base cupboards and matching eye level units, space for undercounter fridge.

Outside

Rear pedestrian access via gate from Jamaica Place, passage to back door.

Office/Consultancy Rooms (Jamaica Place)

Currently being used as a therapy centre and accessed via pedestrian gate from Jamaica Place.

Reception Area 6' 4" x 10' 9" (1.93m x 3.27m)

Inset spotlights, door to:

Inner Hallway

Inset spotlights, wall mounted electric heater.

Shower Room 4' 10" x 7' 1" (1.47m x 2.16m)

Close coupled WC, pedestal wash hand basin, corner shower cubicle, obscured UPVC double glazed window to side elevation, Dimplex heater.

Office/Treatment Room 14' 5" x 10' 9" (4.39m x 3.27m) max

UPVC double glazed windows to front and side elevations, two electric heaters, sink unit, inset spotlights.

OUTSIDE

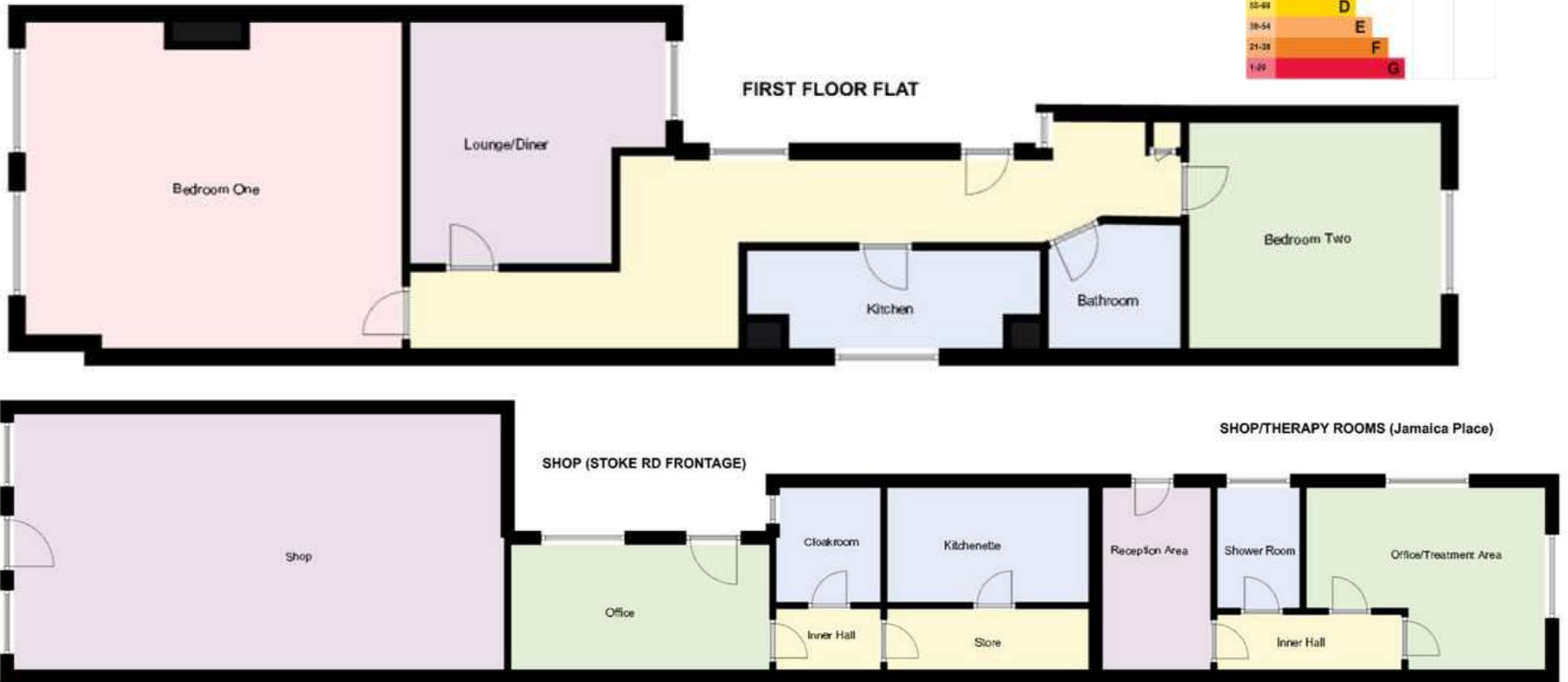
The property benefits from parking to the rear.

INVESTMENT INFORMATION

There are currently three separate rental agreements in place. Details available on request.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	69 C	73 C
39-54	E		
21-38	F		
1-20	G		



Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£325,000

103 & 103a Stoke Road, Gosport, PO12 1LR

DRAFT DETAILS

Fenwicks - Gosport Office: 02392 529889 www.fenwicks-estates.co.uk

Fenwicks
THE INDEPENDENT ESTATE AGENT