



Park Cafe, 117 Eastney Road, Southsea, PO4 9JB

TO BE SOLD BY PUBLIC AUCTION on the 30th APRIL 2026

(unless sold previously)

GUIDE PRICE: £200,000-£210,000

Of interest to investors and end-users: these conveniently situated and well-appointed CAFE AND LIVING ACCOMMODATION premises being offered with the benefit of FREEHOLD VACANT POSSESSION. Eastney Road runs from Highland Road roundabout to Goldsmith Avenue, No. 117 being on the west side a short distance from the junction with Devonshire Avenue. This mixed commercial/residential location is some half a mile only from Southsea Seafront, diagonally opposite Bransbury Park recreation area, and within comfortable reach of a wide range of public amenities. This inner-terrace building has brick elevations under a pitched, slate roof, the facade incorporating part-glazed shop front and square bay window. To the rear is a generous and sunny garden providing outside customer seating.



Available now to the open market through retirement, this popular local cafe (Hygiene Rating 5) presents an incoming owner with a 1st-class opportunity to continue the current business and to live in the attractively presented one-bedroom apartment above. Alternative commercial uses may exist (subject to any necessary planning consent), and we anticipate interest also from professional investors with future letting in mind. Full particulars are given as follows and early enquiry is urged:

PARK CAFE

Part-glazed shop front with central, part-glazed entrance door to:

CAFE

23'9 x 12'4 (7.24m x 3.76m)

Coved ceiling with recessed spotlights. Wood-laminate flooring. Glazed door to outside seating area. Incorporating SERVING AREA having door to:

INNER HALL

Stairs to first floor flat. Through to:

KITCHEN

10'2 x 9'3 (3.10m x 2.82m)

Equipment to remain. Through to:

PREPARATION ROOM

7'6 x 6'9 (2.29m x 2.06m)

Two sinks. 'Britony' gas fired multi-point

water heater. Obscure-glass side door to outside seating area.

FIRST FLOOR FLAT

LANDING

Access to Loft Space.

KITCHEN

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

Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel sink, electric oven, and 4-ring gas hob with extractor canopy. Plumbing for washing machine. UPVC replacement double-glazed window to side elevation. Door to:

SHOWER ROOM & W.C.

White suite comprising: low flush w.c., handbasin, and tiled shower cubicle with 'Mira' mixer. Tiled walls. Extractor.

BEDROOM

9'11 x 9'2 (3.02m x 2.79m)

UPVC replacement double-glazed window to rear elevation.

LIVING ROOM

12'4 x 9'11 (3.76m x 3.02m)

Square bay window to front elevation having UPVC replacement double-glazing.

OUTSIDE

REAR: Depth: 34'9 (10.59m) Width: 12'0 (3.66m) Generous garden with fenced

surround and westerly aspect. Laid to decking and providing outside seating, the rear part of which is covered and has access to a useful, full-width STORE (11'10 (3.61m) x 6'1 (1.85m)) having light and power.

CUSTOMER TOILET with corner handbasin, low flush w.c. and tiled walls.

COUNCIL TAX

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

EPC

Commercial Energy Rating 'C' (Floor Area 79 sq m approx).

VIEWING

By arrangement with AUCTIONEERS, D. M. NESBIT & CO. (18003/052396)

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).





Energy Performance Asset Rating

More energy efficient

A+

A 0–25

B 26–50

C 51–75

D 76–100

E 101–125

F 126–150

G Over 150

Less energy efficient

Net zero CO₂ emissions

58 This is how energy efficient the building is.

WWW.EPC4U.COM

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D.M.Nesbit & Company 7 Clarendon Road, Southsea, Portsmouth Hampshire PO5 2ED **T: 023 9286 4321** www.nesbits.co.uk

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