

COPNOR ROAD

PORTSMOUTH | HAMPSHIRE | PO3 5DA



£350,000
Freehold

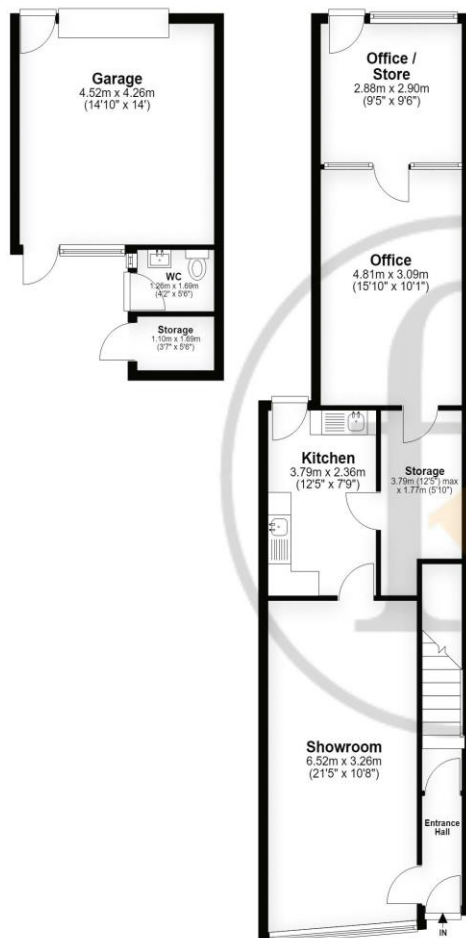
An excellent opportunity to acquire a substantial mixed-use commercial premises occupying a prominent position on the busy Copnor Road in Portsmouth. Benefiting from a highly visible main road location adjacent to traffic lights and close to local schools and established residential neighbourhoods, the property enjoys strong levels of passing traffic and pedestrian footfall throughout the day. The accommodation comprises a well-presented ground floor retail unit together with extensive storeroom and office accommodation, providing flexible space suitable for a variety of owner-occupiers, investors and business users. The layout offers scope for a range of commercial operations, with generous ancillary accommodation supporting the retail element. To the rear, the property further benefits from a garage and private off-road parking, a valuable feature rarely available with town centre commercial premises. Of particular interest to developers and investors is the potential for residential conversion of the upper floor, subject to the necessary planning permissions and consents. This creates an opportunity to add value through the creation of an apartment while retaining a ground floor commercial income stream. The property is offered with vacant possession and presents an excellent opportunity for owner occupation, investment or redevelopment in a well-established Portsmouth location.

- Retail Shop With Offices & Storerooms
- Prime Main Road Position By Traffic Lights
- Garage to Rear With Remote Opening Door
- Investment Owner/Occupier Opportunity STPP
- Additional Parking Located to Rear of Premises
- Established Popular High Footfall Location
- Potential First Floor Residential Apartment STPP
- Freehold Title With Full Vacant Possession





Ground Floor



First Floor



Total area: approx. 144.0 sq. metres (1549.6 sq. feet)

These plans are for illustrative purposes only and while we take every care to confirm their accuracy, they must not be relied upon as a definitive representation of the subject property.
Plan produced using PlanUp.

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