

HIGH STREET

OLD PORTSMOUTH | HAMPSHIRE | PO1 2LU



GUIDE PRICE £1,000,000 - £1,100,000

For Sale by Auction

- Five Storey Building with Mixed Use Potential (STP)
- Former Restaurant & Bar with Living Accommodation
- Fabulous Location Close to Hotwalls & Spice Island
- Ground Floor Bar & Restaurant Area & Kitchen
- Three First Floor Restaurant Rooms & Customer W.C's
- Upper Floors offering Living Accommodation/Offices
- Traditional Beer Cellar : Courtyard with Rear Access
- Live Bidding from 14th June ending 16th June



In Brief

**** FOR SALE BY AUCTION - 16th JUNE ****

Fry & Kent has pleasure in marketing this IMPRESSIVE landmark Bar & Restaurant formally trading as Monks Bar in a prime location opposite Portsmouth Cathedral within the CONSERVATION city of Old Portsmouth.

Spanning four floors plus a beer cellar, the building offers huge SCOPE and potential with investment and updating to return to its former use as a splendid bar and restaurant with SIGNIFICANT bar area and restaurants over the ground and first floors. The upper two floors provide SUBSTANTIAL living accommodation (home of the previous owner and latterly pub/restaurant manager and chef) or offices which provides OPTIONS to convert into alternative commercial uses or perhaps conversion into residential dwellings subject to all the necessary planning consents obtained.

There is a courtyard with storage facility, rear access and wrought iron staircase providing external access to the upper floors. There is also a beer cellar with trapdoor access from the High Street.

Live Bidding commences 14th June and Ends 12 noon on 16th June. Interested parties must register with our joint auctioneers, Clive Emson on 01489 564606 or robert.marchant@cliveemson.co.uk

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KEY FACTS

TENURE: Freehold

EPC RATING: 'D'

VIEWING: Strictly by appointment



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Lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum, which will be available on Auction Day.

Price Guides are provided as an indication of each Seller’s minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction).

We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Please check regularly at cliveemson.co.uk in order to stay fully informed with the up-to-date information.

ADDITIONAL FEES

An Administration fee and Other non-optional fees may also be payable in addition to the bid price. All lots are offered subject to the Common Auction Conditions and Special Conditions of Sale or Revised Special Conditions of Sale (as applicable) and may include the repayment of search and other fees and or costs payable by the buyer.

All buyers are advised to inspect all available legal documentation prior to bidding and will be deemed to fully understand what they may be liable for if they are successful in purchasing. This should also include Stamp Duty, Land Registry fees and VAT which may become payable on completion in line with any property transaction, whether it is by auction or private treaty. If, as a buyer, you are in doubt you should seek advice from your own professional advisors. For more information on fees please go to cliveemson.co.uk/buyers-fees/

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