



Portsmouth Deaf Centre, 279 & 279a Arundel Street, Portsmouth, PO1 1LX

TO BE SOLD BY FORMAL TENDER (closing date to be confirmed) on behalf of The Portsmouth Association for the Deaf and Dumb (a Registered Charity).

Of particular interest to Housing Associations, Corporations and others, an important site for a major high-rise development of up to 87 units. This modern, detached MIXED COMMERCIAL/RESIDENTIAL building (7,600 sq ft approx) holds CONSIDERABLE POTENTIAL, being offered now with the benefit of PERMISSION IN PRINCIPLE.



Occupying a prominent and convenient City Centre position, bounded by Arundel Street, Holbrook Road and Coburg Street, the building is less than half a mile to the east of Commercial Road Shopping Precinct, placing a wide range of public amenities within comfortable reach - shops and eateries, bus services, main-line stations, recreation facilities, and Portsmouth Historic Dockyard.

THE PREMISES

Dating from the early 1980s, the existing building is of one/two-storey design, having brick-faced elevations under a slate-hung mansard flat roof.

GROUND/UPPER MEZZANINE

620.81 sq m overall (6,682 sq ft). Being the former Headquarters of Portsmouth Deaf Association, comprising: Meeting Hall, Community Workshop, Kitchen, Ladies & Gents Cloakrooms, and allied Offices.

FIRST FLOOR

86 sq m overall (926 sq ft). A self-contained apartment comprising: Entrance Hall, Living Room, 2 Bedrooms, Kitchen, and Bathroom & W.C.

OUTSIDE

To the building's west side is a generous, railed compound affording private off-street parking for around 7 cars, having vehicular access via Coburg Street.

PLANNING

The building and site, as one Lot, are offered now "as is", bids being invited on an UNCONDITIONAL BASIS.

The vendors commissioned Architects and Planning Consultants, who obtained approval "in principle" for a high-rise development up to 15 storeys, with 80 flats for Extra Care Housing or 87 flats for Sheltered/Social Housing, with the ground floor designated as Social/Community space; all being subject to formal planning application and consent.

Drawings and associated paperwork relating to the proposals form part of the Legal Pack/Tender form, available to interested parties upon request.

EPC

Residential 'D'
Commercial 'B'

COUNCIL TAX

Residential - Band 'B' £1,782.44 per

annum (2026-27)

Commercial - Current Rateable Value - £16,250 (1st April 2023-present)

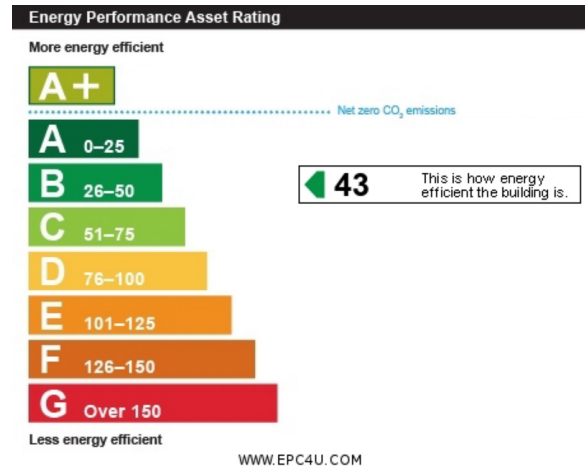
VIEWING

The site may be inspected externally without appointment. Those wishing/ needing to inspect the existing building may do so by prior arrangement with the SOLE AGENTS, D. M. NESBIT & CO. - Robin Evans or David Nesbit. (18023/052395)





PORTSMOUTH
DEAF
CENTRE



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These Particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract

