



MODERN RETAIL UNIT FOR SALE



1 Ascot House, 82 Elm Grove, Southsea, PO5 1LN

Modern retail unit situated in prominent roadside position - Investment

Summary

Tenure	For Sale
Available Size	1,061 sq ft / 98.57 sq m
Price	£165,000.00 Exclusive of VAT
Service Charge	Details available on request
Business Rates	TBC
EPC Rating	C (52)

Key Points

- Modern Premises
- Prominent Position
- Kitchen and Toilet Facilities
- Close to Southsea Town Centre
- ERV of £15,000 pax



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Description

The property comprises a modern ground floor retail unit with partitioned meeting/storage rooms a toilet and a kitchen with rear pedestrian access. The property benefits from a prominent frontage onto Elm Grove.

Location

The property occupies an established position along Elm Grove a short distance from the centre of Southsea. Nearby occupiers include; The CoOp, Mr Tee Removals, Scoops Gelato and Huis bar together with a range of other independent shops, restaurants and takeaways.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	1,061	98.57	Available
Total	1,061	98.57	

Terms

The long leasehold (999 years from 27th July 2006) interest is available to purchase with the benefit of an occupational lease. We are advised by the current owner that the property is let to Alison Gardiner Designs Ltd on a 5 year lease at a passing rent of £12,000 pax, commencing on the 1st January 2023. The Lease is available on request.

The property is considered to have an Estimated Rental Value (ERV) of £15,000 pax.

The property is available to purchase at a guide price of £165,000.

Unless stated otherwise all prices are exclusive of VAT.

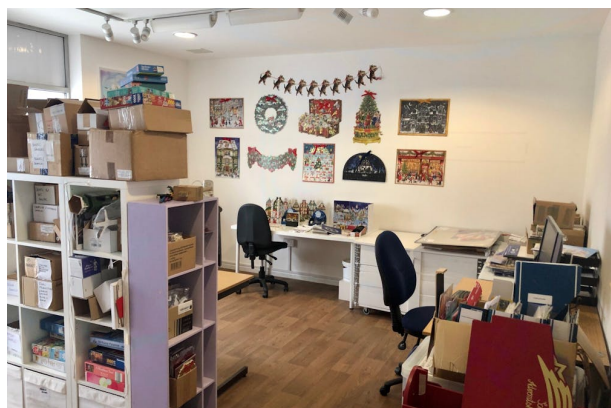
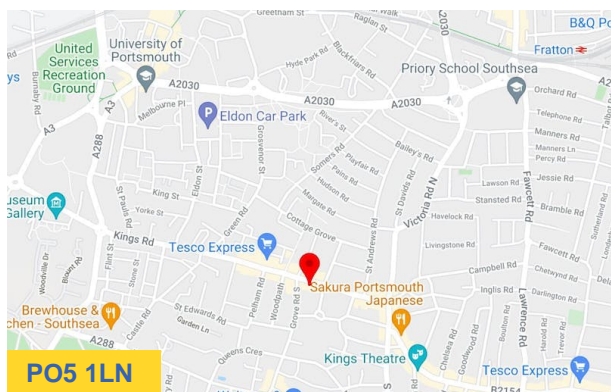
EPC

Energy Performance Rating C 52

Other Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Unless otherwise stated all costs are exclusive of VAT



Viewing & Further Information

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