



PRICE REDUCED



## 63-65 Albert Road, Southsea, PO5 2RY

### RARE SOUTHSEA FREEHOLD SALE

#### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	3,570 sq ft / 331.66 sq m
<b>Price</b>	Offers in excess of £695,000
<b>Business Rates</b>	Details on Request.
<b>EPC Rating</b>	D (93)

#### Key Points

- For Sale
- Development Potential STP
- Vacant Possession
- Central Southsea
- Prominent Position



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## Description

The property comprises a two storey building which benefits from a prominent corner position. The building was built in two phases in the 50's to home a printing business. The premises is split between workshop and retail space with the latter forming approximately a 6th of the overall space. Pedestrian access is provided to the front and right hand flank with a garage and a rear loading door.

The ground floor consist of retail and workshop space with ancillary offices, bin store and garage. The first floor is principally open plan providing workshop and office accommodation.

We are of the view that the property could be converted in to other uses subject to obtaining all necessary consents and approvals.

## Location

The property is situated in Southsea in Portsmouth a major regional port and hub for commercial activity, forming part of the south coast conurbation between Brighton in the east and Bournemouth in the west. Albert Road is situated in the heart of Southsea with Victoria Road South to the west and Highland Road to the east.

The property is located a short distance from the Kings Theatre, with a range of independent and national occupiers close by including; Kings Estates, The Co-Op, Southsea Gallery and The Vaults Pub.

## Accommodation

The accommodation comprises of the following

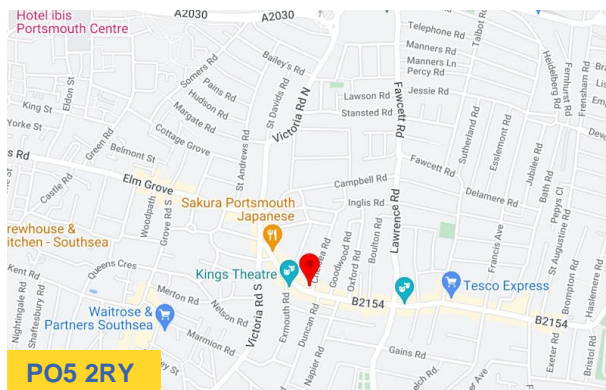
Name	sq ft	sq m	Availability
Ground	1,975	183.48	Available
1st	1,595	148.18	Available
<b>Total</b>	<b>3,570</b>	<b>331.66</b>	

## Viewings

Strictly by prior appointment with sole agents Holloway Iliffe and Mitchell - 023 9237 7800.

## Terms

The property is available to purchase freehold with vacant possession at Offers In Excess Of £695,000 exclusive.



## Viewing & Further Information

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