



HOLLOWAY
ILIFFE &
MITCHELL

Retail
FOR SALE



88 Tangier Road, Portsmouth, PO3 6HU

Ground Floor Retail Investment

Summary

| | |
|-----------------------|------------------------------|
| Tenure | For Sale |
| Available Size | 609 sq ft / 56.58 sq m |
| Price | Offers in excess of £100,000 |
| Rateable Value | £8,300 |
| EPC Rating | Upon Enquiry |

Key Points

- For Sale
- Freehold
- Prominent Position
- Passing Rent £7,300 pax
- ERV £9,500 pax
- Lease Expires Dec 2036

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Description

The property is a mid terrace two storey lock-up shop currently occupied by a off licence trading as Krishna Food & Wine. Internally the property is principally open plan with a main sales and ancillary storage to the rear. The premises benefits from toilet facilities.

Location

The subject property is situated on the southern side of Tangier Road a busy arterial road home to a number of independent businesses including; Bobat Pharmacy, Harpers Sandwich Bar and Beeny's Coffee.

The property is located in Portsmouth a densely populated city and port forming part of the ever expanding south coast conurbation between Chichester in the east and Southampton to the West.

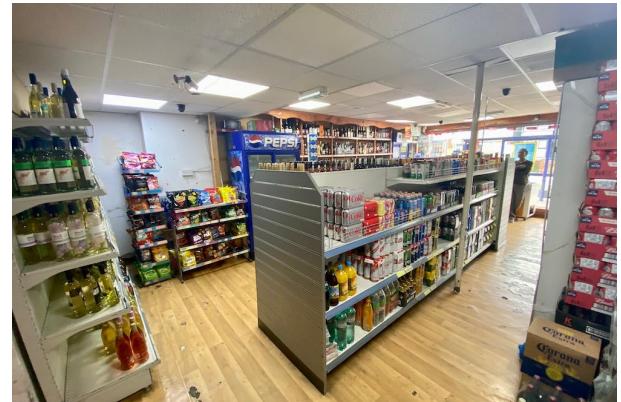
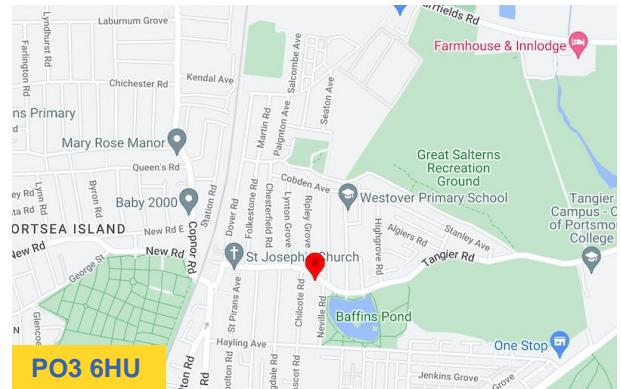
Viewings

Strictly by prior appointment with joint agents Holloway Iliffe and Mitchell 023 9237 7800 and Bury & Thorley - 07968 149726.

Terms

The property is available to purchase freehold and subject to an occupation lease dated 18th Dec 2021 which expires 17th December 2036. The tenant is currently paying a rent of £7,300 pax on an FRI lease. There is a rent review on the 18th Dec 2024. The first floor is sold off on a long lease and pays a peppercorn rent.

We are of the view that the premises is currently under rented. Our estimated rental value (ERV) is £9,500 pax. Lease available on request.



Viewing & Further Information

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