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Residential, Retail  
**FOR SALE**



## 10 Highbury Buildings, Portsmouth Road, Cosham, PO6 2SN

Rare Freehold Opportunity

### Summary

Tenure	For Sale
Available Size	1,979 sq ft / 183.86 sq m
Price	£450,000
Business Rates	To be reassessed once split.
EPC Rating	D (61)

### Key Points

- For Sale
- Mixed Use
- Parking
- Freehold
- Highly Visible Location
- Potential to Develop (Subject to Planning)



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# 10 Highbury Buildings, Portsmouth Road, Cosham, PO6 2SN

## Description

The property comprises a ground floor shop currently trading as a tool shop with a substantial maisonette above over, the first and second floors. The property benefits from allocated parking to the righthand flank of the building. In our view the space would lend itself to a range of uses (subject to planning).

The maisonette is subject to an assured shorthold tenancy, for a term of 6 months and a day, from 18th April 2023, with a passing rent of £995 per calendar month.

The shop is currently owner occupied. The owner may consider a sale and lease back on terms to be agreed, as an alternative to a vacant possession sale.

The property was granted planning consent under application reference number: 23/00509/FUL for the conversion of ground floor to form 1no. two bedroom apartment, with associated works.

## Location

The shop and maisonette are located a short distance for QA hospital within Cosham a historic town situated approximately 2.5 miles north of Portsmouth a major regional port and hub for commercial activity. Portsmouth is situated along the south coast and forms part of the south coast conurbation between Bournemouth in the west and Chichester to the east.

The property benefits from excellent transport communications with the M27 and Cosham Train Station (providing a direct line to London Waterloo) within easy reach. Southampton Airport provides flights to a number of destinations and ferry and hovercraft services are available at Portsmouth and Southampton.

The first and second floor maisonette has the potential to be split to provide a HMO or two flats, subject to planning and all necessary consents being obtained.

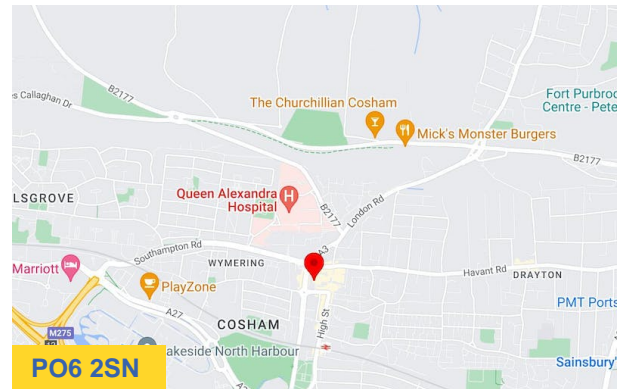
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Shop	548	50.91	Available
1st - Maisonette	716	66.52	Available
2nd - Maisonette	715	66.43	Available
<b>Total</b>	<b>1,979</b>	<b>183.86</b>	

## Terms

The property is available to purchase freehold, either subject to vacant possession or on the basis of a sale on lease back, terms to be agreed, for £450,000.



## Viewing & Further Information

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