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Development, Investment, Residential, Takeaway

**FOR SALE**



**182 Kingston Road, Portsmouth, PO2 7LP**  
Mixed Use Freehold Available

## Summary

Tenure	For Sale
Available Size	1,143 sq ft / 106.19 sq m
Price	Offers in the region of £200,000
Service Charge	N/A
Rateable Value	£4,350 Source - VOA
EPC Rating	D (100)

## Key Points

- Prominent Roadside Property
- Established Retail Location
- Residential 1st Floor
- Vacant Possession
- Commercial - Former Take Away

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## Description

Rare freehold available in a popular retail parade. The property is a mid terrace two storey building with the ground floor previously being let to a take-away food business and the first floor let as a two bedroom flat. The property is now available on vacant possession.

The ground floor was formally a take-away and comprises a sales area / reception, rear preparation room and two kitchen areas with access to the rear. The first floor flat is accessed via a separate pedestrian access off the main pavement and comprises two double bedrooms, kitchen, and bathroom comprising, w.c, wash hand basin, bath with shower. The flat has gas heating throughout and has the benefit of use of the rear garden.

## Location

North End is a suburban shopping area located within the City of Portsmouth serving the heavily populated catchment population in the northern district of the City. The property is situated on the East Side of Kingston Road approximately 200m to the south of its junction with Kingston Crescent which leads to the M275.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Commercial Take-Away	555	51.56	Available
1st - Residential	588	54.63	Available
<b>Total</b>	<b>1,143</b>	<b>106.19</b>	

## Terms

The Freehold is available on vacant possession at price of £200,000.

## Business Rates

Ground Floor Shop - Rateable Value £4,350 (Source: VOA, Gov.uk)

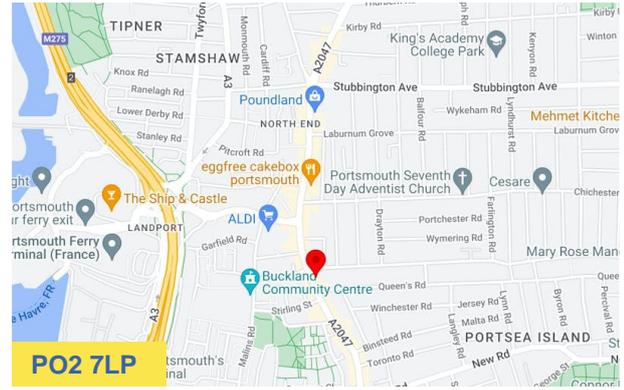
You are advised to check the rates payable with the local council before making a commitment.

First Floor Flat - Council Tax Band A (Source - Portsmouth City Council, via Gov.uk)

## Other Costs

Legal Costs - Each party to bear their own legal costs incurred in the transaction.

VAT - not elected



## Viewing & Further Information

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