



**HOLLOWAY
ILIFFE &
MITCHELL**

Development, Office, Other, Retail
FOR SALE



285a Copnor Road, Portsmouth, PO3 5EF

RARE FREEHOLD AVAILABLE

Summary

Tenure	For Sale
Available Size	816 sq ft / 75.81 sq m
Price	£165,000
Business Rates	N/A
EPC Rating	C (57)

Key Points

- Rare Freehold Investment Opportunity
- Development Opportunity
- Busy Roadside Frontage
- Vacant Possession
- Open Plan



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PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

Description

The property is a former Victorian toilet block, converted into a commercial premises, available for freehold sale. the property consists of two main rooms, two w/c with wash basin, entrance way and external front and side parts used for play area.

Currently used as a nursery, but to be sold with vacant possession.

The property has been fitted out with LED lighting, CCTV, Fire Systems, Gas boiler and central heating.

Location

The property is located in Portsmouth a substantial commercial hub and port situated along the south coast forming part of the expanding south coast conurbation.

The property is situated on Copnor Road a busy arterial road within Portsmouth leading from Hilsea and connecting with Copnor Bridge to the south and onto Eastney and Southsea. The premises are situated close to the junction with Burrfields Road on the western side of Copnor Road.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building	816	75.81	Available
Total	816	75.81	

Viewings

Viewings are to be arranged through Holloway Iliffe & Mitchell - 023 9237 7800.

Viewings can only be conducted at evenings, weekends, bank holidays, and school holidays.

Terms

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

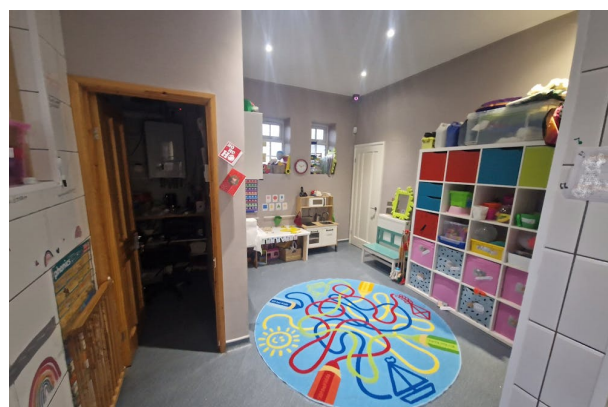
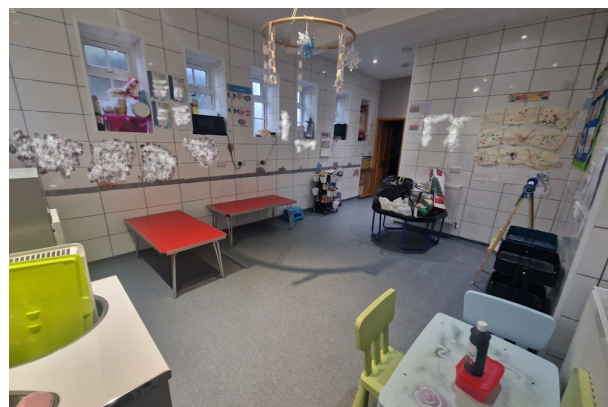
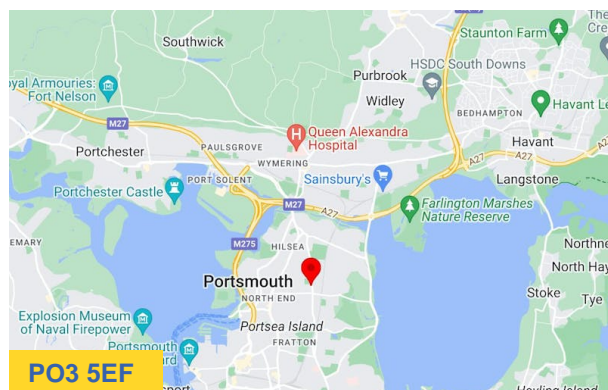
Available for possession from July 2024.

Other Matters

EPC - C57; expiring 2030.

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

VAT - It is understood the property is not elected for VAT



Viewing & Further Information

James West

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023 9237 7800



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