








3 Shawcross Industrial Estate, Ackworth Road
Portsmouth PO3 5JP

FOR SALE | 515.55 sq. m. (5,551 sq. ft.)



Summary

-  Of interest to investors or owner occupiers
-  515.6 sq. m. (5,551 sq. ft.)
-  Yard area
-  Established industrial location
-  Approximately 1 mile from A27 which links to M27/A3(M)

Description

The premises are located on the well-established Halsea Industrial Estate. The property is a detached industrial unit that has main walls in brickwork with a pitched roof. It has been divided into two units and currently one unit is occupied by Bridgecoat and the end unit is vacant.

Bridgecoat occupies a larger section of the property arranged as ground floor workshop, offices and welfare facilities. A first floor has been created to provide additional storage facilities. To the rear of the property there is a yard area that Bridgecoat are using.

Accommodation

The accommodation has been measured and has the following gross internal areas:

	Sq. m	Sq. ft
Bridgecoat		
Ground Floor	318.80	3,432
First Floor	12.36	133
Workshop		
End Unit	184.50	1,986
Total	515.66	5,551

Terms

Bridgecoat Limited currently occupies on a rolling month by month agreement. They would be prepared to sign up to a 5/10 year lease if desirable to the purchaser.

Tenure

Held on a 999 year lease from 20th March 1987. The rent is a peppercorn.

There is a service charge of £350 per annum for the upkeep of the estate.

Price

Offers in the region of £550,000 for the long leasehold interest.

EPC Rating

Rating - C63.

Rateable Value

The premises are assessed as Warehouse and Premises with a 2023 Rateable Value of £27,750.

Source: www.tax.service.gov.uk/business-rates-find/search

VAT

The property is elected for VAT and will be applicable to the purchase.

AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.





Location

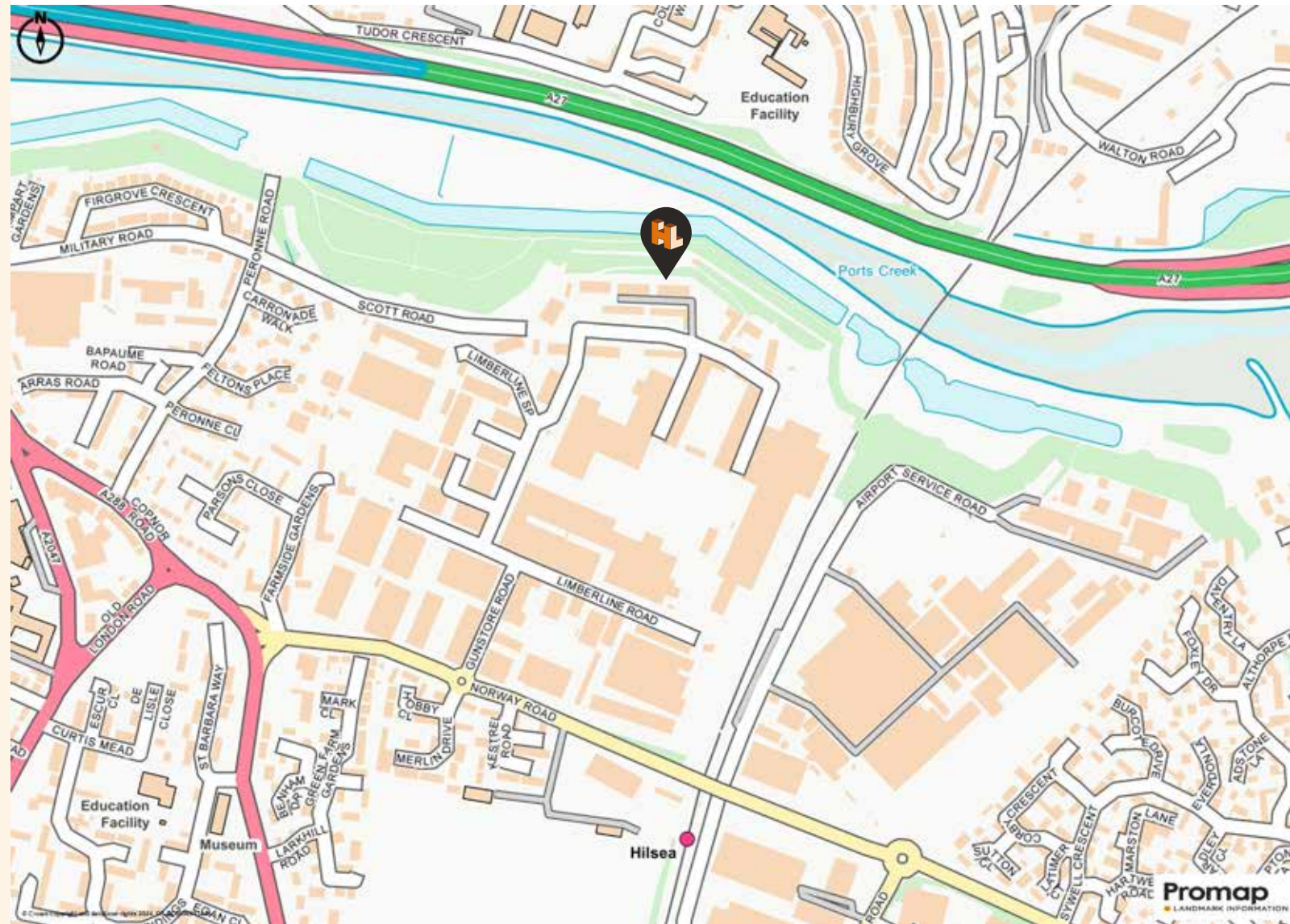
The property is in the Shawcross Industrial Estate, which is one of the city's principal industrial estates, formerly an army depot, and is situated off Norway Road. This is approximately 1 mile from the A27 which links into the M27/A3(M) road network.

Portsmouth City Centre and the Continental Ferry Port are both approximately 3 miles from this property.

Southampton City Centre Docks and airport are approximately 20 miles to the west via the A27 and M27. London can be reached via the A27/A3(M) or the A27/M27/M3.

Viewing

Strictly by appointment with the sole agents Hellier Langston.



Schedule an appointment

www.hlp.co.uk

T: 01329 220 111

E: fareham@hlp.co.uk

Contact our agency team

Andy Hellier

T: 07930 661 782

E: andy@hlp.co.uk

