



Units 6 & 7 Southampton Road, Cosham
Portsmouth PO6 4RJ

FOR SALE | Fully Income Producing Industrial Investment | 657.36 sq. m. (7,076 sq. ft.)

**HELLIER
LANGSTON**



Summary

-  Investment opportunity
-  657.36 sq. m. (7,076 sq. ft.)
-  Close to J12 M27

Description

The subject building is an industrial unit constructed with a steel-framed roof supported by brick pillars and featuring brick walls and Crittall frame windows. The property has an asbestos roof and includes 20% roof lights at the rear, as well as fluorescent strip lighting throughout.

The two combined units benefit from three loading doors and are connected by a ramp that accommodates the split height from front to back.

Lease Information

The property is let to Portsmouth Tyres and Exhaust Services from October 2019 for a term of 10 years at a rent of £50,000 per annum. In October 2024 there was a break which was not exercised and a rent review that has not yet been triggered.

Tenure

Freehold.

Price

We are instructed to seek offers in excess of £750,000 subject to contract. A purchase at this level would reflect a net initial yield of 6.33% after the deduction of purchaser's costs.

However, if the rent review was triggered, we would estimate the market rent would increase to £9 per sq. ft. which reflects a net initial yield of 8.06% after the deduction of purchaser's costs.

Accommodation

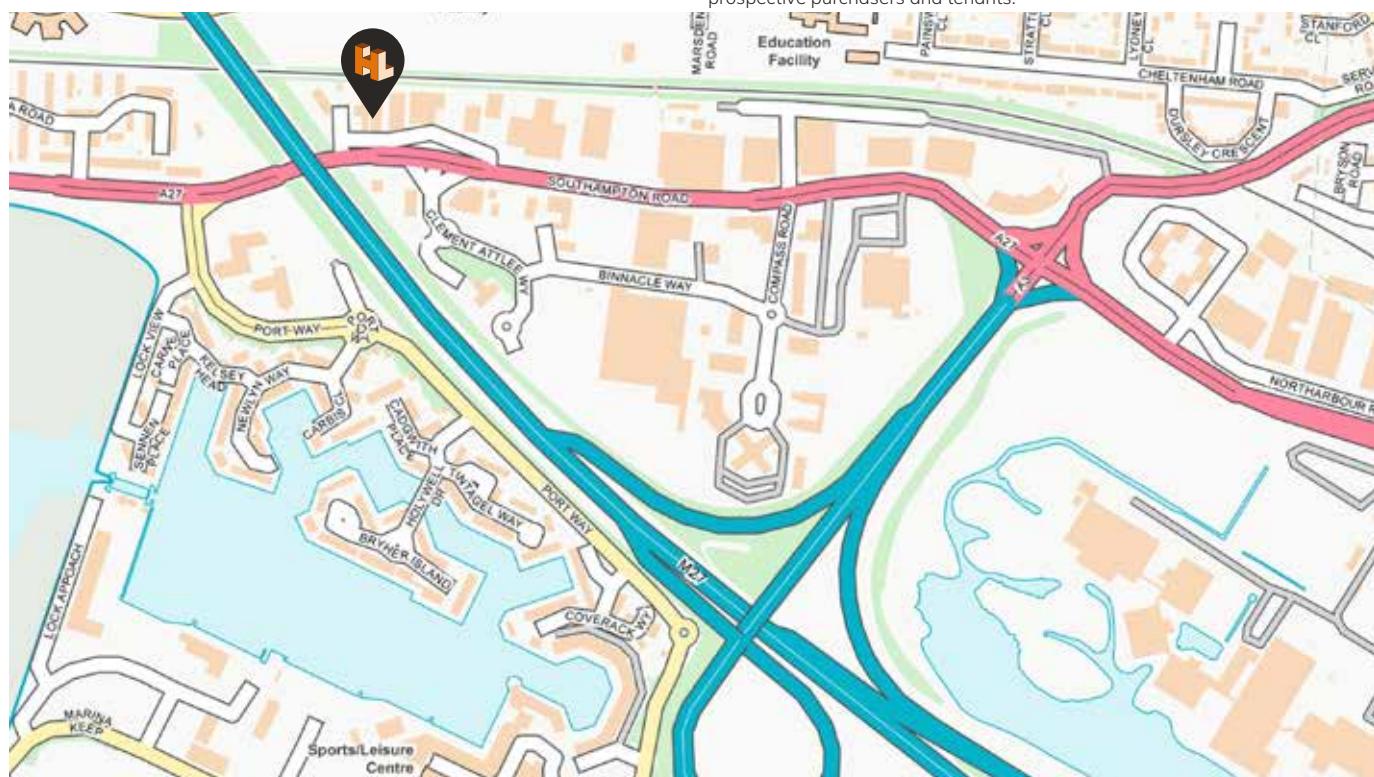
The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to GIA as follows:

	Sq. m	Sq. ft
Exhaust and Tyre Centre	300.96	3,240
MOT Centre	256.60	3,836
Total:	657.36	7,076

Location

Southampton Road is a well-established commercial area located just 4 miles northwest of Portsmouth city centre. It is situated 1 mile from the M27 (Junction 12), providing excellent connections to key surrounding cities and the national motorway network.

North Harbour enjoys convenient access to two railway stations: Portchester, which is 1 mile to the west, and Cosham, located 2 miles to the east. Both stations offer regular services to London Waterloo as well as other nearby towns. Additionally, Portsmouth & Southsea railway station is just 5 miles southeast, providing more frequent rail services. Southampton International Airport, the main business airport for the South Coast, is located 18 miles to the west and can be easily reached via the M27 (Junction 5).



EPC Rating

Rating - D89

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax.

Viewing

Strictly by appointment with the sole agents Hellier Langston.

Anti-Money Laundering

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.

Schedule an appointment

www.hlp.co.uk

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E: fareham@hlp.co.uk

Contact our agency team

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