











108-112 Elm Grove, Southsea  
Hampshire PO5 1LP

FOR SALE | MIXED USE DEVELOPMENT SITE (Retail & 17 study/bedroom halls of residence)

 HELLIER  
LANGSTON

## Summary

-  Consented scheme GIA approx. 1,615 sq. m. (17,394 sq. ft.)
-  Mixed used development
-  Ground floor retail with rear access
-  17 x study/bedrooms halls of residence
-  Enclosed brick cycle store for up to 18no. cycles at rear.
-  Located in a waterfront city with population of approx 240,000
-  Portsmouth University - 5 faculties - 31,000 students
-  Walking distance to University Quarter plus train and bus stations

## Description

The property comprises a mixed-use development site incorporating ground floor retail and 17 study/bedrooms halls of residence across first and second floor.

The ground floor retail accommodation is a single unit but with scope to be divided into two units each with own shopfront and entrance as well as rear access. This rear access leads onto a communal bike store for exclusive use of the property. There are rights of way for access and egress via Albany Road.

The Title extends to land to the rear of 104/106 Elm Grove and a walkway between that and 100/102 Elm Grove leading on to Elm Grove.

## Planning

Planning permission (ref: 12/00155/OUT) was granted on 29th March 2012 for 'the construction of 3 storey building to form 17 study/bedroom halls of residence for student use (Class C1) and 2 shops on ground floor (Class A1) with associated cycle and refuse stores (principles of access, appearance, layout and scale to be considered) (re-submission of 11/01158/OUT)'

Application for the approval of reserved matters in respect of landscaping approved 01 May 2015 (ref: 15/00346/REM).

## Building Regulations

Building Regulations was obtained on 18th November 2024 for the design of new transfer structure, which will require the design of a composite slab, new steel beams to support the floor structure, and the design of foundations.

Due to existing party walls to both sides the proposed building, the foundation loadings and design have been designed to reduce the loading imposed on the party walls and its foundations by introducing pads foundations internally to cater for the majority of the proposed building loads.'

This provides the capability of building on the existing structure, without the need for full demolition.

## Party Wall

The Party Wall Award with the owner of 106 Elm Grove has been agreed and finalised.

## Price

£625,000 for the freehold.

## Rateable Value

The property has been de-listed.

Source: [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

## EPC Rating

Existing building Rating B42

## VAT

All prices quoted are exclusive of Value Added Tax. The property is VAT elected.

## 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.

## Accommodation

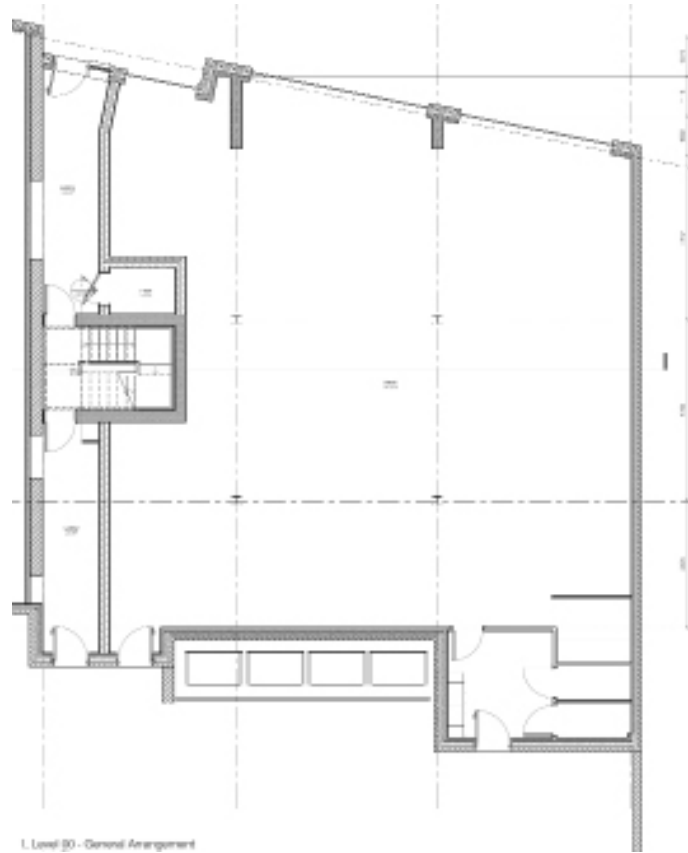
The accommodation has been measured off plan in accordance with the RICS Code of Measuring Practice (6th Edition) to NIA and GIA as follows:

| Ground Floor (NIA) | Sq. m  | Sq. ft |
|--------------------|--------|--------|
| Retail             | 214.23 | 2,317  |
| First Floor (GIA)  |        |        |
| Room 1             | 17.35  | 187    |
| Room 2             | 17.02  | 183    |
| Room 3             | 15.84  | 171    |
| Room 4             | 18.21  | 196    |
| Room 5             | 17.81  | 192    |
| Room 6             | 16.83  | 181    |
| Room 7             | 18.15  | 195    |
| Room 8             | 18.15  | 195    |
| Room 9             | 18.40  | 198    |
| Second Floor (GIA) |        |        |
| Room 10            | 17.34  | 187    |
| Room 11            | 15.94  | 172    |
| Room 12            | 18.43  | 198    |
| Room 13            | 24.99  | 269    |
| Room 14            | 17.08  | 184    |
| Room 15            | 17.36  | 187    |
| Room 16            | 17.43  | 188    |
| Room 17            | 18.96  | 204    |

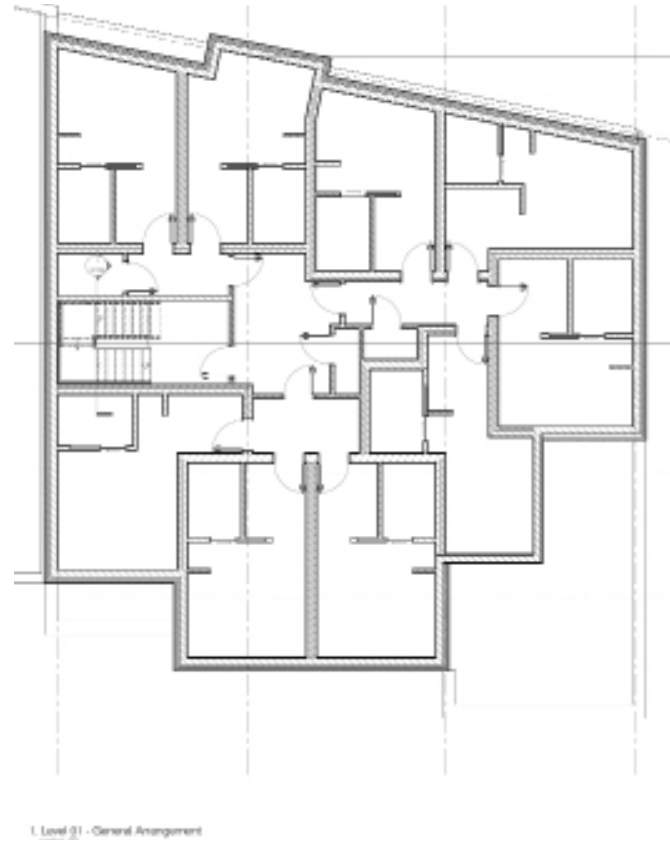


# Floor Plan

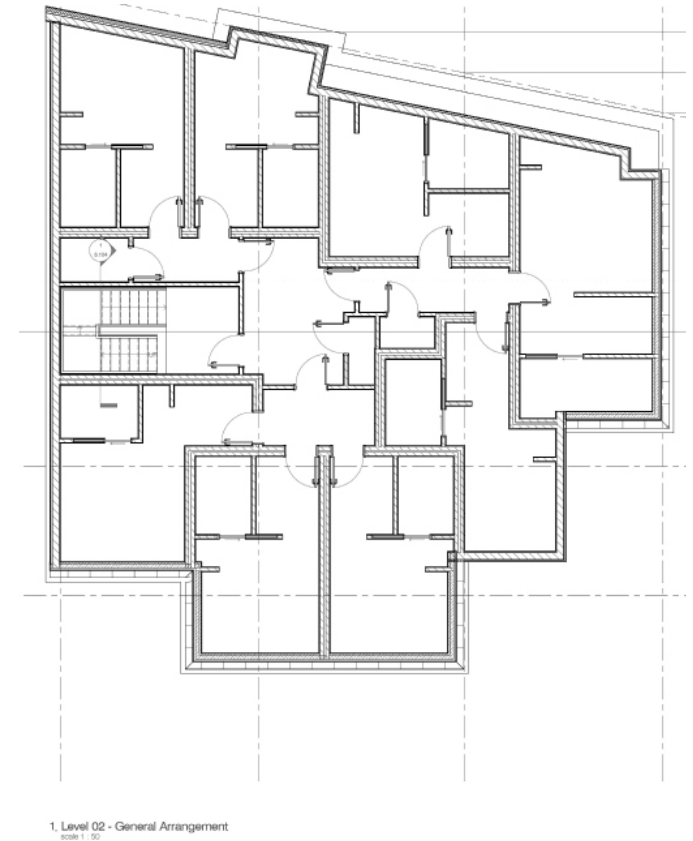
## Ground Floor



## First Floor



## Second Floor



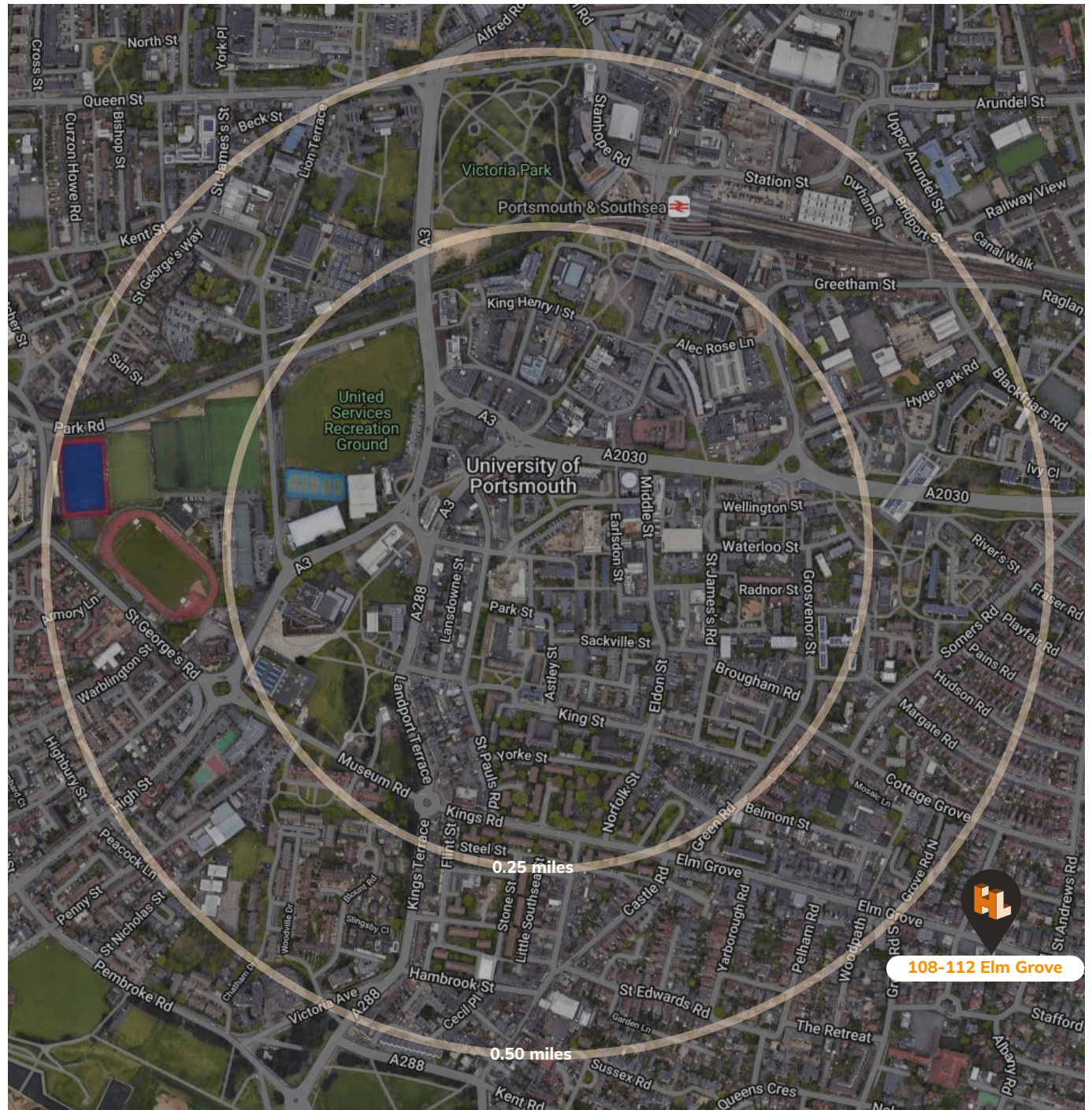
Not to scale and not to be relied upon.

## Student Accommodation

Portsmouth University and its partners (Unite & Yugo) have the following Halls of Residence within the University Quarter.

| Halls of Residence                | Catered | Self-catered | En-Suite | Weekly price | Academic Year |
|-----------------------------------|---------|--------------|----------|--------------|---------------|
| Bateson Hall (standard)           |         | X            |          | £118         | £4,720        |
| Bateson Hall (large)              |         | X            |          | £133         | £5,320        |
| Trafalgar Hall (standard)         |         | X            | X        | £153         | £6,120        |
| Trafalgar Hall (studio)           |         | X            | X        | £179         | £7,160        |
| Trust Hall                        |         | X            |          | £110         | £4,400        |
| Harry Law Hall (standard)         |         | X            | X        | £151         | £6,040        |
| Harry Law Hall (studio)           |         | X            | X        | £172         | £6,880        |
| Harry Law Hall (large studio)     |         | X            | X        | £180         | £7,200        |
| Rosalind Franklin Hall (standard) |         | X            | X        | £165         | £6,600        |
| Rosalind Franklin Hall (studio)   |         | X            | X        | £179         | £7,160        |
| Margaret Rule Hall (standard)     |         | X            | X        | £171         | £6,840        |
| Margaret Rule Hall (studio)       |         | X            | X        | £181         | £7,221        |
| Greatham Street Hall              |         | X            | X        | £185-£191    | £7,400-£7,640 |
| Catherine House                   |         | X            | X        | £170-£180    | £6,800-£7,200 |
| Rees Hall (standard)              | X       |              | X        | £206         | £8,240        |
| Burrell House (standard)          | X       |              |          | £159         | £6,360        |
| Burrell House (large)             | X       |              |          | £173         | £6,920        |
| Burrell House (extra large)       | X       |              |          | £179         | £7,160        |
| Langstone Flats                   |         | X            | X        | £131         | £5,240        |

Data - <https://www.port.ac.uk/student-life/accommodation/our-halls-of-residence> (March 2025)



## Location

Southsea is located at the southern end of Portsmouth on Portsea Island.

The property is situated at the eastern end of Elm Grove close to the junction with Victoria Road South and Albert Road in this popular and busy thoroughfare of central Southsea. The area is characterised by a number of independent retailers, cafés, bars, pubs and restaurants.

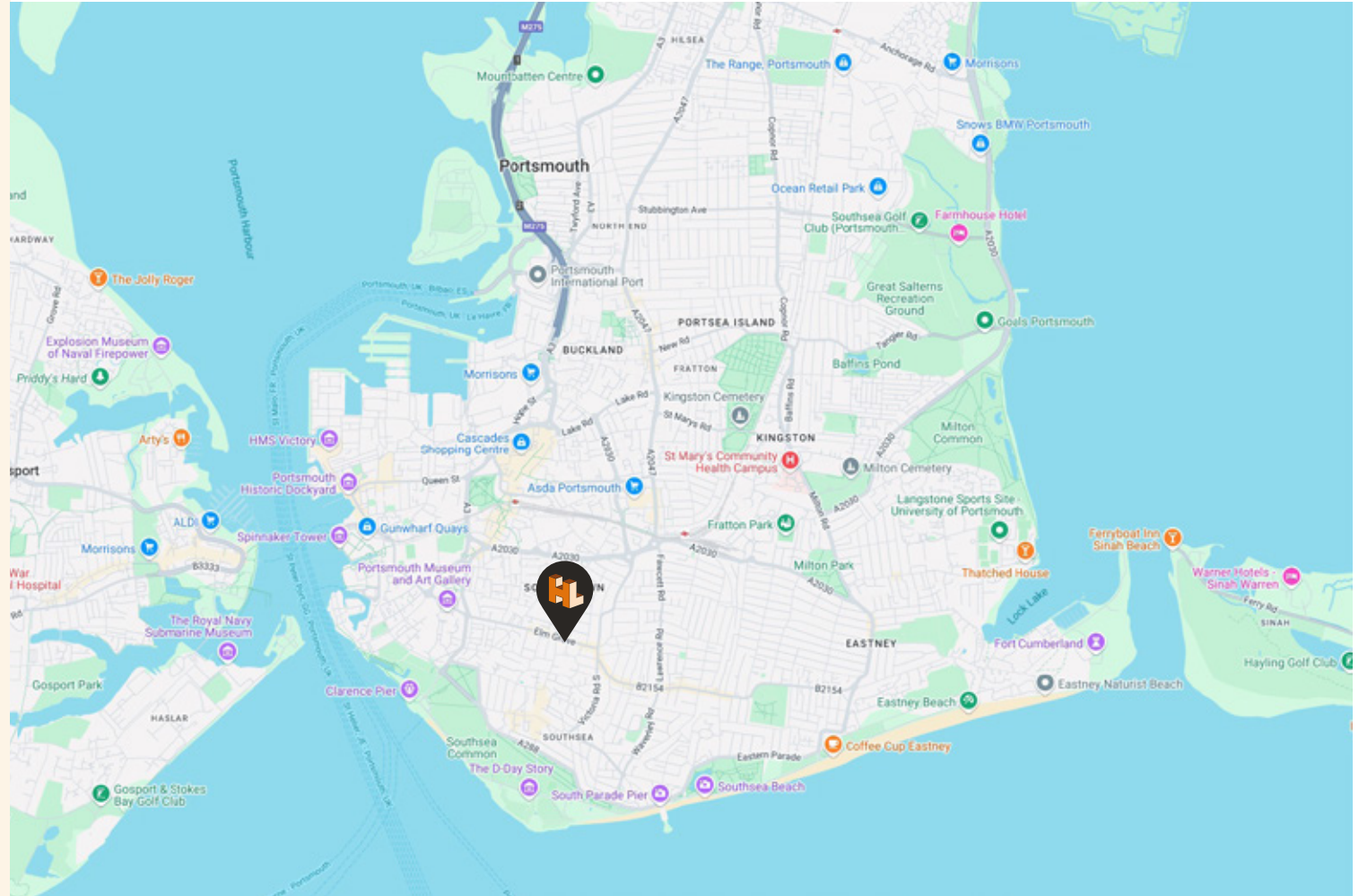
The site is also in close proximity to Gunwharf Quays, a waterfront outlet shopping centre incorporating a wide retail offering plus bars, restaurants, cinema and Spinnaker Tower.

Portsmouth & Southsea train station is approximately 0.60 miles to the north west.

Portsmouth Harbour train Station and The Hard Interchange bus station are approximately 1 mile to the west.

## Viewing

Strictly by appointment with the sole agents Hellier Langston.



Schedule an appointment

[www.hlp.co.uk](http://www.hlp.co.uk)

T: 01329 220 111

E: [fareham@hlp.co.uk](mailto:fareham@hlp.co.uk)

Contact our agency team

Patrick Mattison

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