

FREEHOLD INVESTMENT FOR SALE SEMI-DETACHED SHOP AND FLAT

**145 / 145A HAVANT ROAD
DRAYTON
PO6 2AA**



LOCATION

Havant Road is a busy thoroughfare linking Cosham from the West and Farlington from the East.

Drayton is busy sub-district in Portsmouth, and has good motorway accessibility via the A27 and M275 connections.

Havant Road serves the local community with many independent occupiers and some national retailers such as KFC, Co-Operative Food, Fry & Kent Estate Agents and Pet Doctor's Veterinary Clinic.

DESCRIPTION

The Freehold comprises a ground floor optometrists business with reception and two consulting rooms, as well as ancillary staff and storage facilities. There is a self-contained 2 bedroom flat above, with its own access from the rear of the property. The property benefits from forecourt parking with the shop, and rear parking and garage currently with the flat, as well as patio and good size garden.

The property has the following approximate areas and dimensions:

| <u>Shop – 145 Havant Road</u> | <u>Sq. Ft</u> | <u>M²</u> |
|-------------------------------|---------------|----------------------|
| Ground Floor Sales | 263 sq ft | 24 Sq m |
| Consulting rooms | 232 sq ft | 21.5 sq m |
| Storage | 91 sq ft | 8.4 sq m |
| WC | | |

Flat - 145a Havant Road

| | | |
|-------------|------------------|-------------|
| Kitchen | 14' 10" x 12' 5" | 3.5m x 2.9m |
| Living Room | 12' 8" x 10' 1" | 3.0 x 7.4m |
| Bedroom 1 | 8' 6" x 15' 9" | 3.6m x 2.9m |
| Bedroom 2 | 10' 2" x 16' 5" | 4.6m x 3.9m |
| Bathroom | 7' 2" x 8' 10" | 2.6m x 1.3m |

LEASE TERMS

Ground floor is let to Lucilla and Alistair Forrest trading as Forrest Optometrists by way of a new 20 year FRI lease at the rent of £13,600 pax with upward only 5 yearly rent reviews. The first floor is let on an AST at £850 pcm.

TENURE

We are instructed to sell the Freehold Interest for the asking price of £335,000, subject to the leases and subject to contract. The current annual income is £23,800 per annum exclusive.

VIEWING

All arrangements to view must be made by prior appointment with Sole Agents **GARNER WOOD** on **023 9262 9000**.

GARNER WOOD

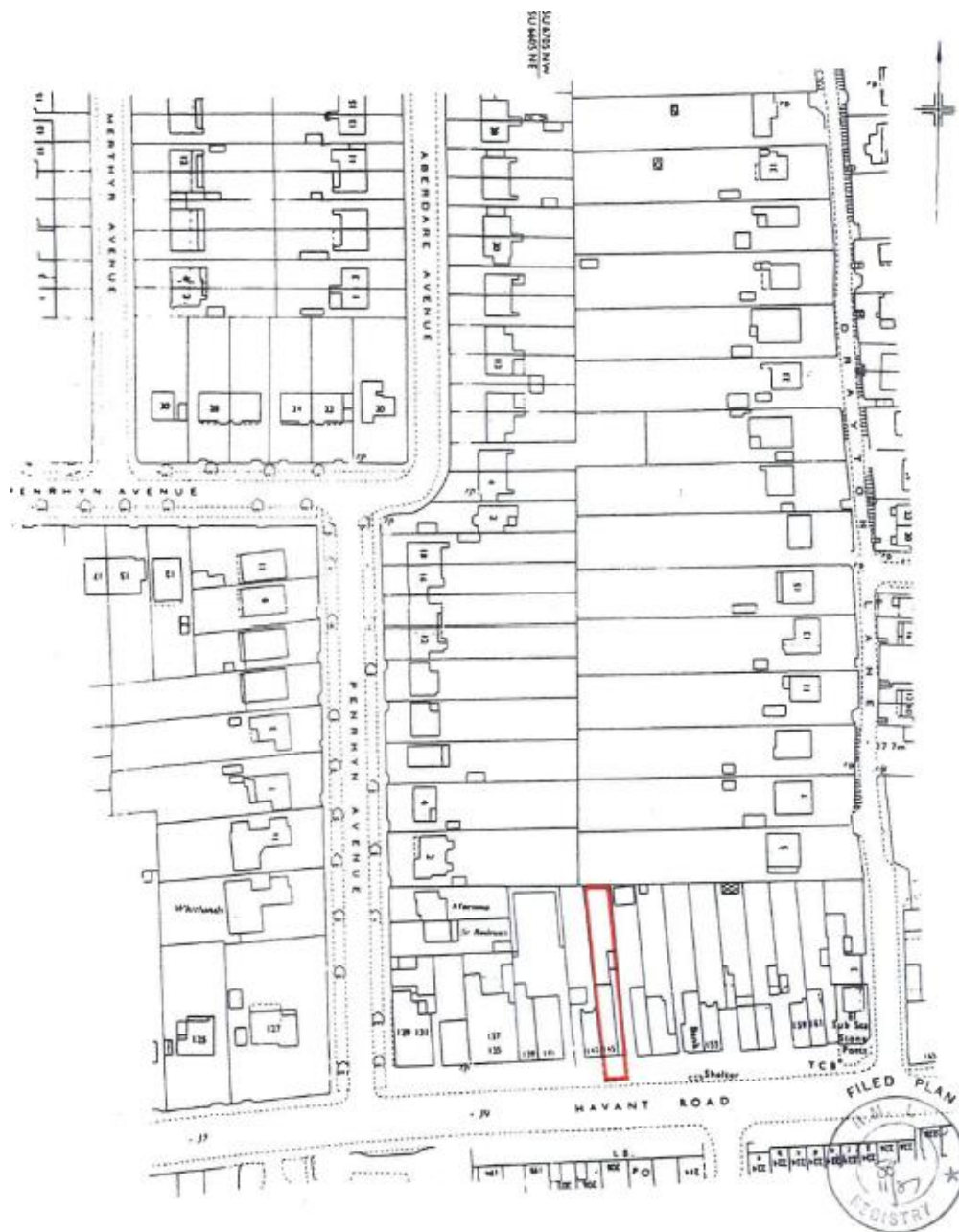
Tel: 023 9262 9000

Particulars

- **SHOP GIA: 585 SQ FT (54 SQ M)**
- **2 BEDROOM FLAT WITH GARAGE AND GARDEN**
- **FREEHOLD PRICE: £335,000**
- **EPC RATING: SHOP: D (91) FLAT D (68)**
- **SHOP RATEABLE VALUE: £7,000**
- **HOUSE: COUNCIL TAX: BAND A**
- **ALL TERMS QUOTED ARE EXCLUSIVE OF VAT (EXCEPT WHERE SPECIFICALLY STATED)**
- **SERVICES PLANT EQUIPMENT AND FIXTURES ARE NOT TESTED**

GW04754

Jan 2018



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We offer a comprehensive professional service and our main activities include:

- **Agency**
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 - Business Space
 - Industrial Units
 - Hotels & Guest Houses
 - Investment Property
 - Business Broking
- **Professional**
 - Valuation Reports
 - Rent Reviews
 - Lease Renewals
 - Rating Advice
 - Compensation
 - Development & Planning
- **Management**
 - Commercial & Residential
 - Residential Lettings