



228 / 228a Havant Road, Drayton, Hampshire, PO6 1PA

Two Commercial Units and One 2 Bedroom Flat

**Freehold For Sale**



# 228 / 228A Havant Road, Drayton Hampshire, PO6 1PA

## Summary

- **Freehold Interest** for Sale
- **Havant Road** – Retail unit offering a light reception area with several therapy rooms are well decorated and offers a professional appearance.
- **Aldsworth Close** – Self Contained Office with secure yard.
- There is a self-contained **two bedroom flat** to the first floor with access from Havant Road.
- 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.
- Price: Offers in the region of **£345,000** (Three hundred and forty-five thousand pounds).



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## Location

Portsmouth is the second largest city in the county of Hampshire and a major coastal port situated on the South Coast. It is the United Kingdom's only Island City and has a population of over 214,000 (ONS 2016).

It is renowned as one of the nation's best known ports and is home to the University of Portsmouth, and major visitor attractions include the Historic Dockyard, Emirates Spinnaker Tower and Gunwharf Quays.

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

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



## Description

The following are approximate sizes and measurements, and are for guidance only.

228 Havant Road Shop	M	Ft
Shop Frontage	5.2m	17' 0"
Shop Depth (Av)	4.2m	13' 9"
Sale area	22 sq m	237 sq ft
Treatment rooms (Total)	25.7 sq m	277 sq ft
WC ad Staff facilities		
<b>Rear Office</b>		
Total area (approximately)	44.8 sq m	482 sq ft
WC ad Staff facilities		
<b>228a Havant Road Flat</b>		
Living Room	4.1m x 3.8m	13' 5" x 12' 5"
Kitchen	2.7m x 2.1m	8' 10" x 7' 6"
Bedroom one	4.1m x 3.7m	13' 5" x 12' 1"
Bedroom two	1.6m x 3.7m	5' 3" x 12' 1"
Bathroom	1.3m x 2.1m	4' 3" x 6' 10"

Parking to the rear for 3 vehicles, access from Aldsworth Close.





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## Tenure

**Freehold Interest** with vacant possession of the ground floor front retail premises and first floor flat, and subject to occupation by informal agreement of the rear office and yard.

## EPC

The ground floor property has an EPC Rating of D with a score of 77. The first floor flat has an EPC Rating of F with a score of 21. Copies of the EPC are available to view on request.



The property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract, and whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Garner Wood or any person in their employment, cannot make or give representation or warranty whatsoever in relation to this property. July 2018.

## Price

We are instructed to sell this Freehold Interest and inviting offers in the region of **£345,000** (Three hundred and forty-five thousand pounds)

## Rateable Value

Ground Floor: Rateable Value £6,800.

First Floor Flat: Council Tax Band: A. (Source: VOA)

## Viewing Arrangements

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

For further information contact  
**Rebecca Wheeler on 023 9262 9012 or**  
**email: [rebecca.wheeler@garnerwood.co.uk](mailto:rebecca.wheeler@garnerwood.co.uk)**

And

**Clive Garner on 023 9262 9008 or**  
**email: [clive.garner@garnerwood.co.uk](mailto:clive.garner@garnerwood.co.uk)**

