

HAVANT

NORTH STREET

FREEHOLD FOR SALE

TWO EXISTING SHOPS,

4 BEDROOM FLAT AND

WORKSHOP

40 NORTH STREET
HAVANT PO9 1PT

LOCATION & DESCRIPTION

Havant is a large town of some 125,000 borough population, situated on the South Coast between Chichester and Portsmouth. The Town Centre has a variety of shopping on offer, including the main Meridien Centre, but freeholds are fairly rare. The mainline railway station (Waterloo 60 minutes) is 100 yards from this property.

These premises comprise an end of terrace building, perhaps built around the beginning of the 20th Century and currently comprising two shops, one occupied by our client, one vacant, a self contained, first floor, 4 bedroom flat, and a workshop to the rear together with some *five parking spaces*.

ACCOMMODATION

Ground floor

Shop 1 Net sales	650 sq ft
Shop 2 Net sales	367 sq ft
Workshop	426 sq ft
3 WCs	
<i>cont'd</i>	

These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. Services have not been tested and we can give no warranty as to their condition or operation.



First Floor

A large self contained flat comprising lounge, kitchen, small bathroom and 4 bedrooms, currently let to one tenant on an AST but offered with vacant possession.

The property is considered suitable for refurbishment and potential conversion, possibly to include additional residential accommodation.

PRICE

For sale freehold at **£395,000**, with vacant possession throughout.

RATES

Shops RV £6400, Workshop RV £1575,
Flat – Council Tax Band B

EPC Ground Floor – C 63, Flat - E 49

VIEWING

By appointment with the sole agents

Osmond Brookes –

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