

# ALBERT ROAD

SOUTHSEA | HAMPSHIRE | PO5 2SE



£265,000  
FREEHOLD

- Opportunity to Acquire Entire Freehold
- Much Requested Retail Location
- Ground Floor Shop & Upper Floors
- Potential For Upper Floor Conversion
- Recently Used as Chemist with A1 Usage
- Offered For Sale With Vacant Possession
- Courtyard Located to the Rear of Building
- Closing Date For Offers 19th December 2022



## In Brief

Fry & Kent is delighted to offer For Sale this prominent building in the popular Albert Road Shopping & Leisure district of Southsea.

There is potential, subject to planning and alteration, to create residential accommodation on the upper floors and the adjoining property has carried out a loft conversion.

The premises were most recently used and fitted out as a Chemist and many of the fixtures remain in place as the building being sold as seen.

There is a courtyard to the rear but does not offer rear pedestrian access.

Given the level of interest prior to listing the property is being Sold by Informal Tender with a closing date of the 19th December 2022. All tenders should be submitted in writing stating financial position and be expected to complete within 28 days from receipt of draft contract.

£265,000

## KEY FACTS

TENURE: Freehold

EPC RATING: 'E'

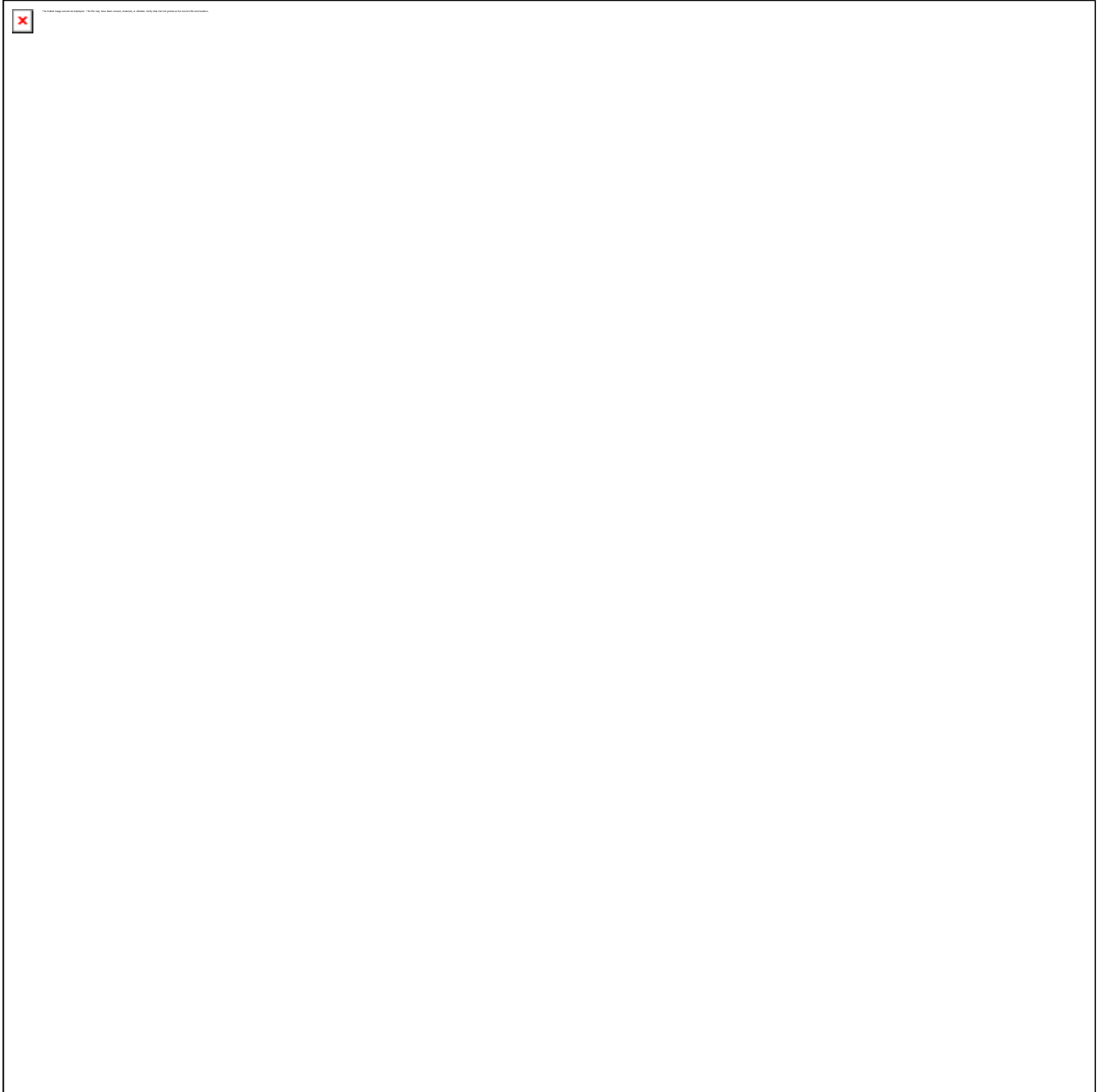
CURRENT RATEABLE VALUE: £9,900



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Southsea  
Sales & Lettings  
7/9 Stanley Street,  
Southsea, PO5 2DS  
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays  
Sales & Lettings  
The Seagull, 13 Broad Street,  
Old Portsmouth, PO1 2JD  
Tel: 023 9281 5221

Drayton & Out of Town  
Sales & Lettings  
139 Havant Road,  
Drayton, PO6 2AA  
Tel: 023 9221 0101

London  
Sales & Lettings  
Mayfair Office, Cashel House,  
15 Thayer Street, W1U 3JT  
Tel: 0870 112 7099

Southsea  
Admin Centre  
12 Marmion Road,  
Southsea, PO5 2BA  
Tel: 023 9282 2300

[www.fryandkent.com](http://www.fryandkent.com)



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