

# ALBERT ROAD

SOUTHSEA | HAMPSHIRE | PO5 2SE



GUIDE PRICE £400,000

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.

Guide Price £400,000

## KEY FACTS

TENURE: Freehold

EPC RATING: 'E'

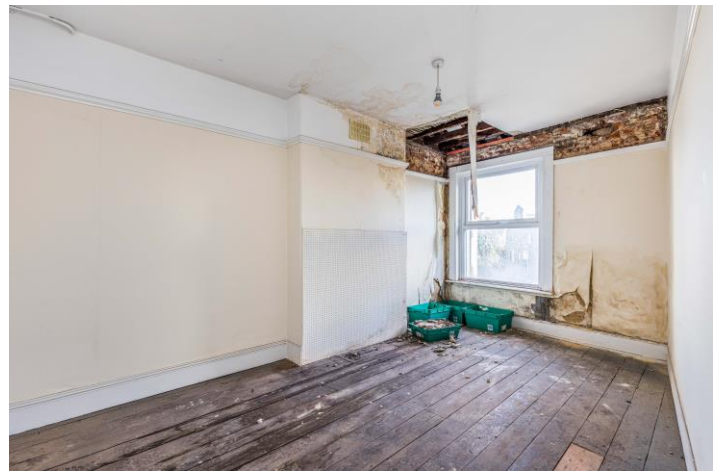
CURRENT RATEABLE VALUE: £9,900

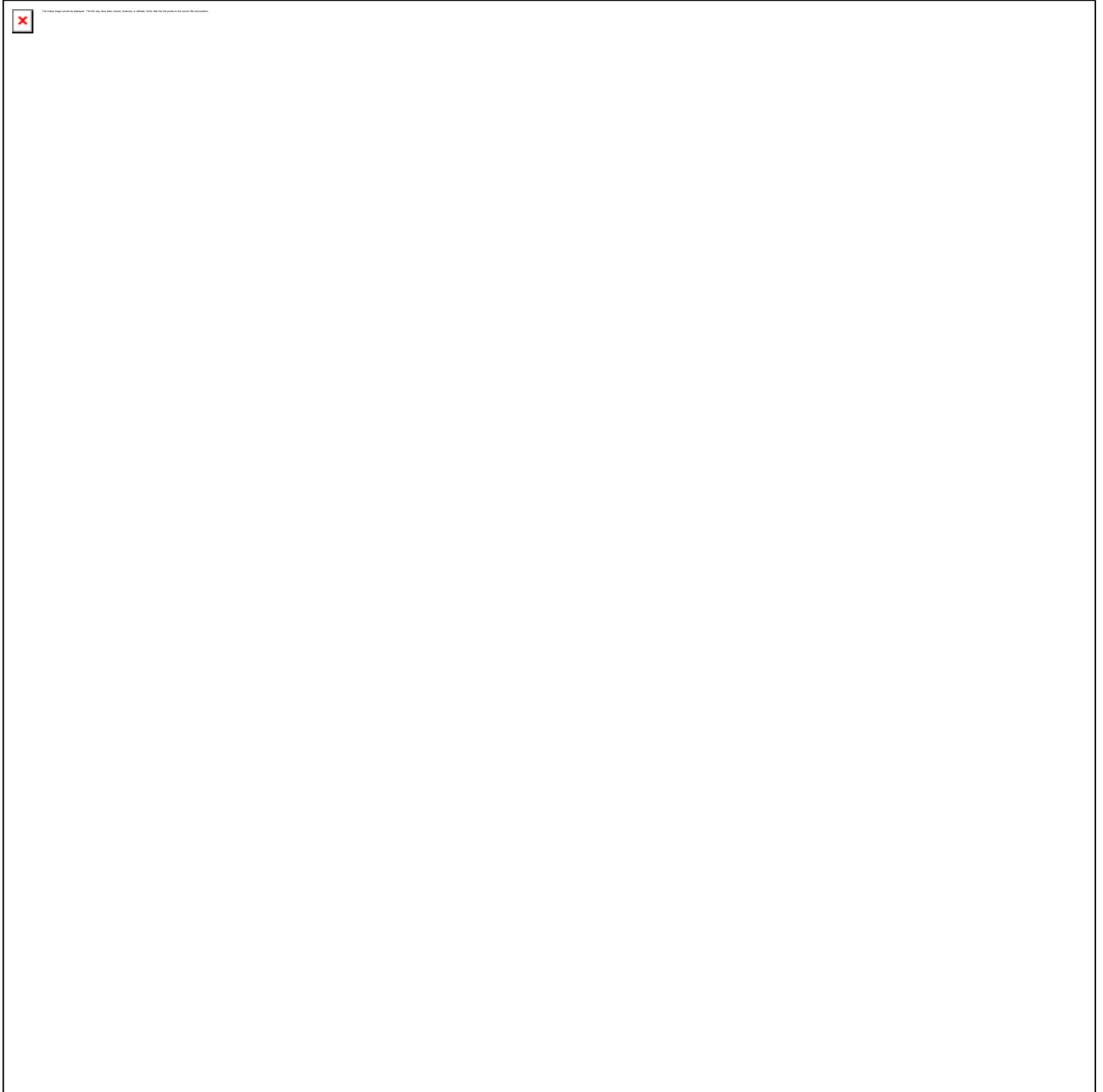




# 15 ALBERT ROAD

SOUTHSEA | HAMPSHIRE | PO5 2SE





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)



The services or appliances, plumbing, heating or electric installations have not been tested by the selling agent so we are unable to confirm that they are in working order. Whilst we endeavour to make our sales details accurate and reliable, they should not be relied upon as statements or representations of fact, and do not constitute any part of an offer contract. The seller does not make or give, nor do we or our employees have the authority to make or give, any representation or warranty in relation to the property.

