



FORMER ROYAL NAVAL CLUB &  
ROYAL ALBERT YACHT CLUB  
17 PEMBROKE ROAD | OLD PORTSMOUTH  
PO1 2NS

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

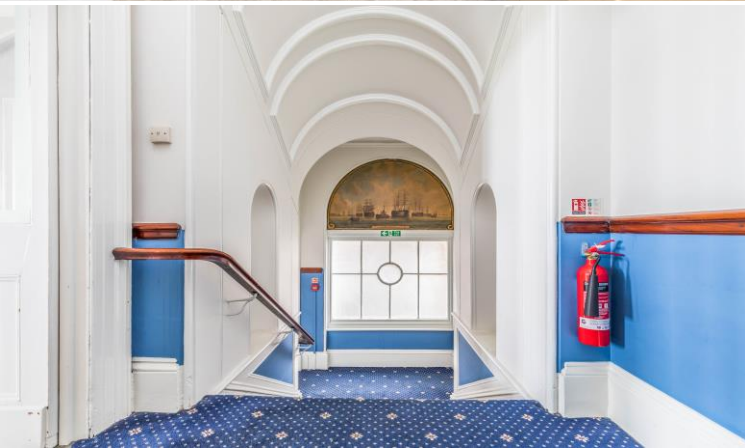
**Eddisons** | Incorporating  
Daniells Harrison



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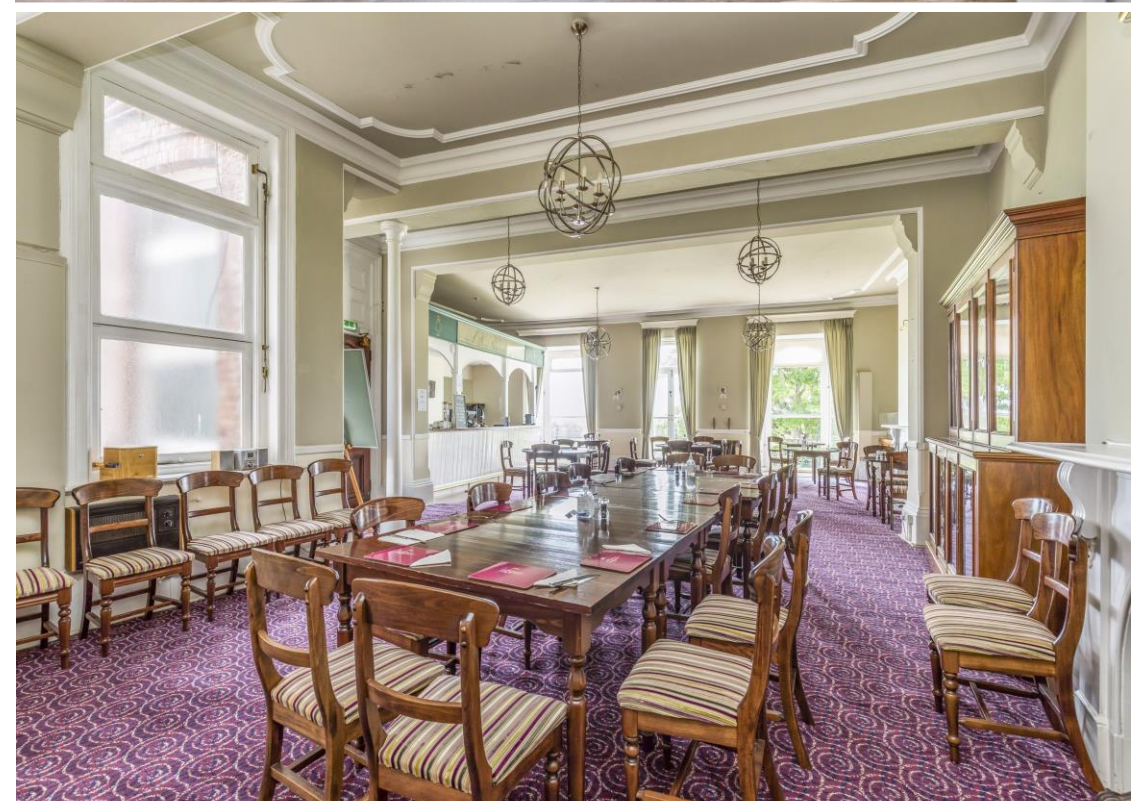
## In Brief

Freehold

Offers in  
Excess of  
£1,500,000

This Grade II Listed, former 'Royal Naval and Royal Albert Yacht Club' is situated in a prominent location within the conservation city of Old Portsmouth overlooking the 13th Century Royal Garrison Church and Governor's Green, with views towards The Solent and Isle of Wight. Originally two residential houses, major alterations and conversions were carried out in the late 1800's to create a stunning facade with arched sash windows and bracketed balconies featuring patterned wrought iron balustrades. This landmark property is perfectly located within a short walk of Spice Island, the Hot Walls art studios, excellent cafes and restaurants, the Camber Dock and the Marina complex of Gunwharf Quays with its variety of designer shops, leisure facilities, restaurants and the iconic Spinnaker Tower. The main shopping precinct in Palmerston Road will be found nearby along with main line rail service to London (Waterloo), ferry crossing to the Isle of Wight and Portsmouth's Historic Dockyard.







## The Property

At around 17,710 sq.ft (1,645 sq.m) spanning four floors, the property previously served as a private members club with function rooms and facilities to hold large weddings and parties together with meeting rooms and a number of offices. Steeped in history with maritime connections and stunning Victorian features throughout, this beautiful building has seen many famous personnel through its doors and must be viewed inside to be fully appreciated. The formal entrance leads to a central communal hallway with glass partition and door to the main reception while a lift serves the two private penthouses which enjoy long leases under the freehold of the building. There is a large dining room, the lower lounge and bar, 39ft x 26ft function room, toilet block, fully equipped professional kitchen with walk-in fridge, cold room/pantry and a number of storerooms. The lower ground floor is predominantly storerooms, of which there are eight. The first floor enjoys two lounge/bar areas, a large formal lounge, function room and three offices while the second floor is divided into seven offices, board room, two storerooms, two bathrooms and two w.c's. Note: Planning permission has been granted to convert the second floor into three two-bedroom apartments (Ref. No: 20/01330/FUL). In addition, a planning application was submitted for the conversion of the second floor (Class E) to a 9-bedroom boutique hotel (Class C1) (21/01340/FUL) where a decision is awaited. Without doubt, this rare multi-use opportunity subject to planning must be viewed to avoid disappointment.

## Conditions of Sale – For Sale by Informal Tender

Offer to be received at the offices of Eddisons Incorporating Daniells Harrison Chartered Surveyors The Old Manor House Fareham PO16 7AR by noon on 16<sup>th</sup> August 2022. Offers are to be submitted in writing FTO Chris Daniells or by email to [chris.daniells@eddisons.com](mailto:chris.daniells@eddisons.com) Intending purchasers are required to set out the terms of their offer, to include the full identity of the proposed purchaser, details of any conditional element, the intended use of the building and whether the offer is subject to any third party finance requirement. The agents on behalf of the vendor reserve the right not to accept any offer.





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**Southsea Sales & Lettings**  
7/9 Stanley Street,  
Southsea PO5 2DS  
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Lettings Tel – 023 9282 2400

**Property Management**  
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Southsea PO5 2BA  
Tel - 023 9282 2300

**Old Portsmouth Sales & Lettings**  
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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.

Joint Selling Agents

**Eddisons** | Incorporating  
Daniells Harrison

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