

ALBERT ROAD

SOUTHSEA | HAMPSHIRE | PO5 2SG



£600,000

Freehold

- Excellent Commercial Investment
- Attractive Shopfront on bold corner plot
- Basement Studio Flat and Duplex 3 Bed Flat
- Two Shower Rooms and One Bathroom
- Roof Terrace accessed from Top Flat
- Private Rear Garden
- Detached Garage
- Fantastic Central Southsea Location

FRY &
KENT



In Brief

An excellent investment opportunity which includes an attractive shop unit, which presently is Bellamy's and, is located on a bold corner plot on the popular Kings Theatre end of Albert Road. Also included is a three bedroom, one reception and two bathroom duplex apartment which is accessed from the shop unit, rear garden and has its own separate entrance to Goodwood Road. Another great feature is the large sun terrace which has direct access from the living room on the first floor. There is also a self-contained lower ground floor studio apartment which lends itself to a potential rental income stream. Outside the property is a good-sized private and secluded rear garden with a detached garage which also provides direct access onto Goodwood Road.

£600,000

KEY FACTS

This Property is Freehold

Council Tax Band is B

EPC Ratings for business and flats : To Be Confirmed

Rateable Value for Business : £5,239 pa and currently benefits from small business relief.



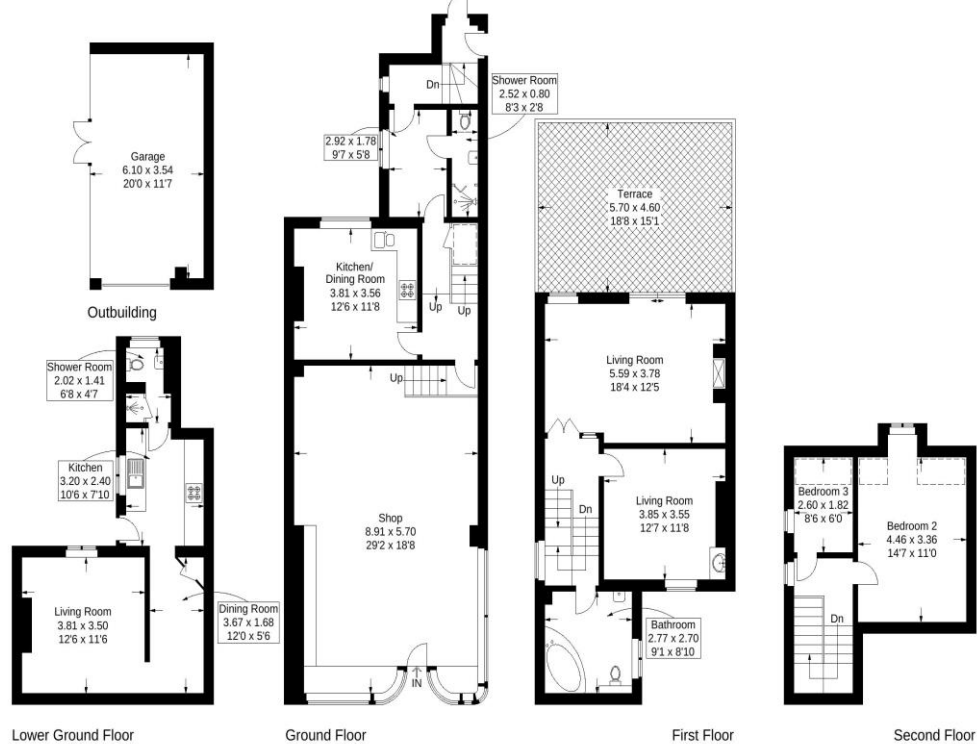
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Albert Road, Southsea

Approximate Gross Internal Area = 194.9 sq m / 2098 sq ft
 Outbuilding = 22.1 sq m / 238 sq ft
 Total = 217 sq m / 2336 sq ft



= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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