



**FOR SALE**

251-253 London Road  
North End, Portsmouth, Hampshire PO2 9HA





251-253 London Road  
North End, Portsmouth, Hampshire PO2 9HA

## Key Features

- Established retail and residential location
- Close to local amenities and public transport links
- Would suit a variety of uses (stp)
- Current income available on request
- Future development potential or owner occupier
- Rear loading and car parking for one car
- No VAT
- Guide Price £475,000
- Option to purchase with next door (249)
- Nearby occupiers include Bargain Booze, Underwood Opticians, Ladbroke's and Tesco Express



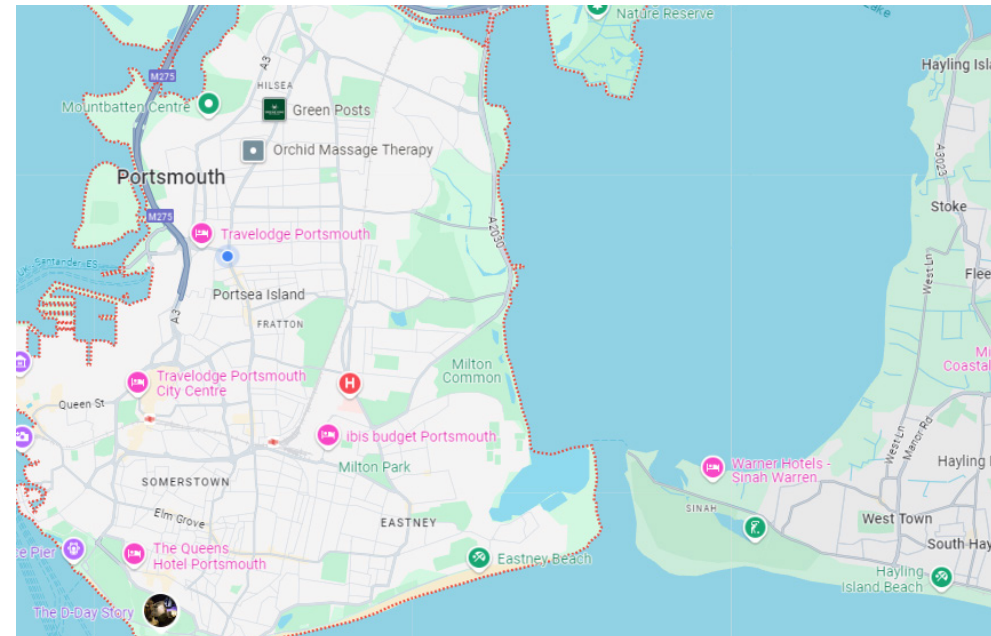


251-253 London Road  
North End, Portsmouth, Hampshire PO2 9HA

## Location & Situation

Portsmouth is located approximately 19 miles south east of Southampton and 70 miles south west of London. The city benefits from excellent road communications being situated at the M27/A27 junction, which links to M3 and A3(M) and provides access to London and the wider national motorway network.

The property is located on the western side of London Road, close to its junction with Wadham Road in North End. The area is an established retail location. Nearby occupiers include Bargain Booze, Underwood Opticians, Ladbroke's and Tesco Express.







## Description & Accommodation

The property comprises an attractive detached building over two floors with loft space. It is currently used as a Veterinary practice, although it is likely to have originally been configured as two three-storey semi-detached residential dwellings.

Internally, the main entrance currently leads into a waiting room and reception through 251. The two properties are interconnected, and the ground floor has been converted into the relevant treatment rooms for the practice, with corridors giving access to 12 major rooms.

The upper floors present with 2 x 2 bed maisonettes going into the 3rd floor and 1 x 1 bed flat. They are currently used as staffing and training areas, with kitchen and bathroom facilities.

There is one car parking space associated with this property.

We have measured and calculate the premises to have the following Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground Floor	1,972	183.2
First & Second Floor (flat areas)	1,870	173.7
Total NIA	3,482	357







251-253 London Road  
North End, Portsmouth, Hampshire PO2 9HA

## Taxation

Flats 1 - 3 all have Council Tax Band A.

Rateable Value (2023): 25,250.

## EPC

We understand the property has an EPC rating of C (66).

## Planning

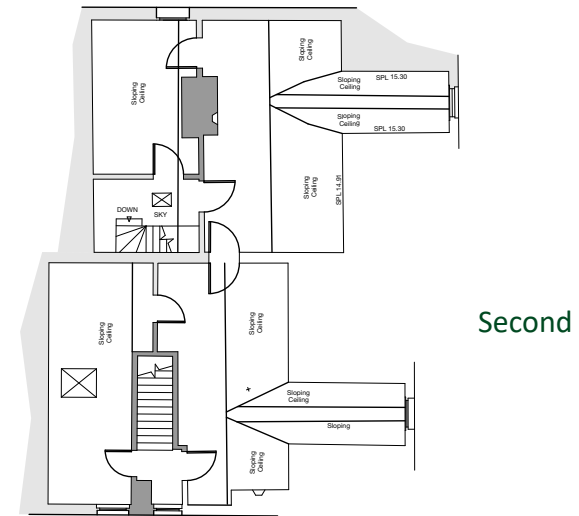
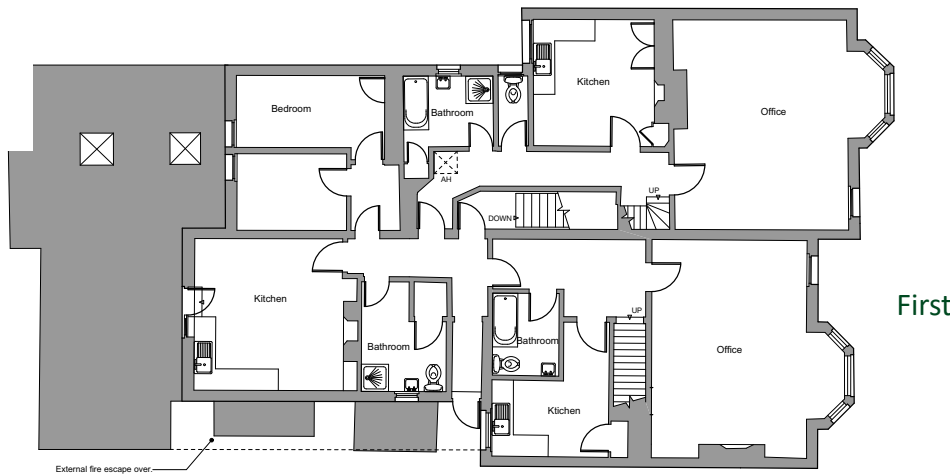
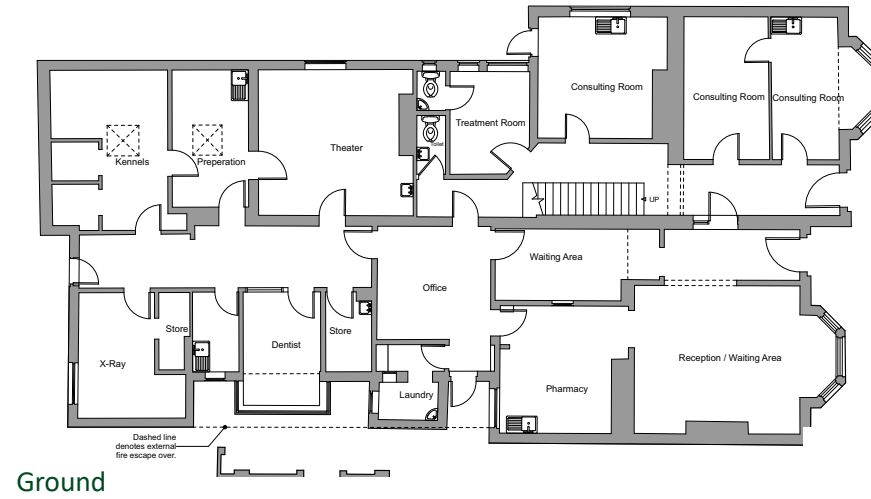
We understand that the 251-253 benefit from a Class D1 or suis generis use.

Interest parties should make their own planning enquiries and satisfy themselves in this regard.





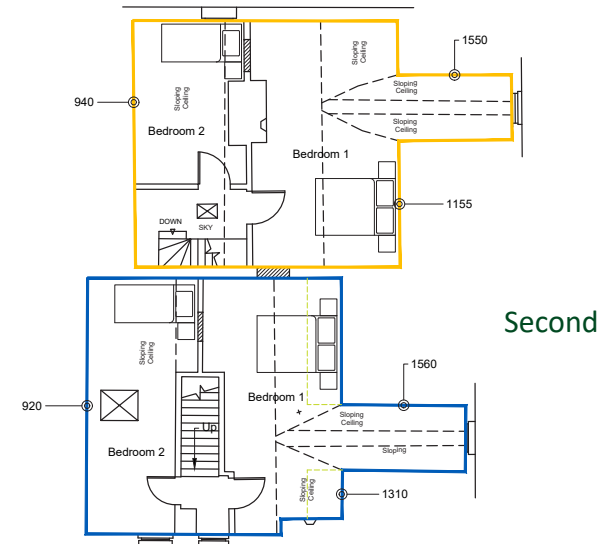
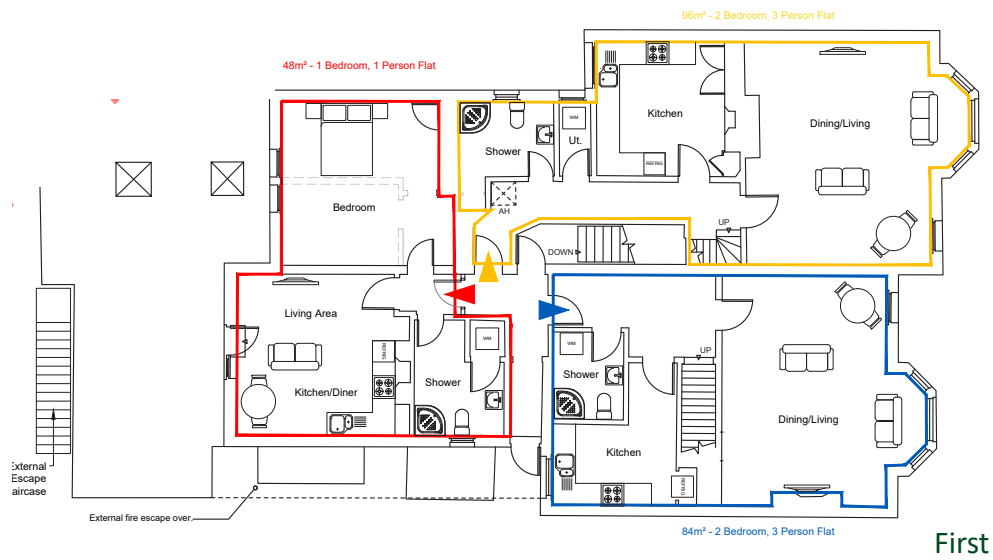
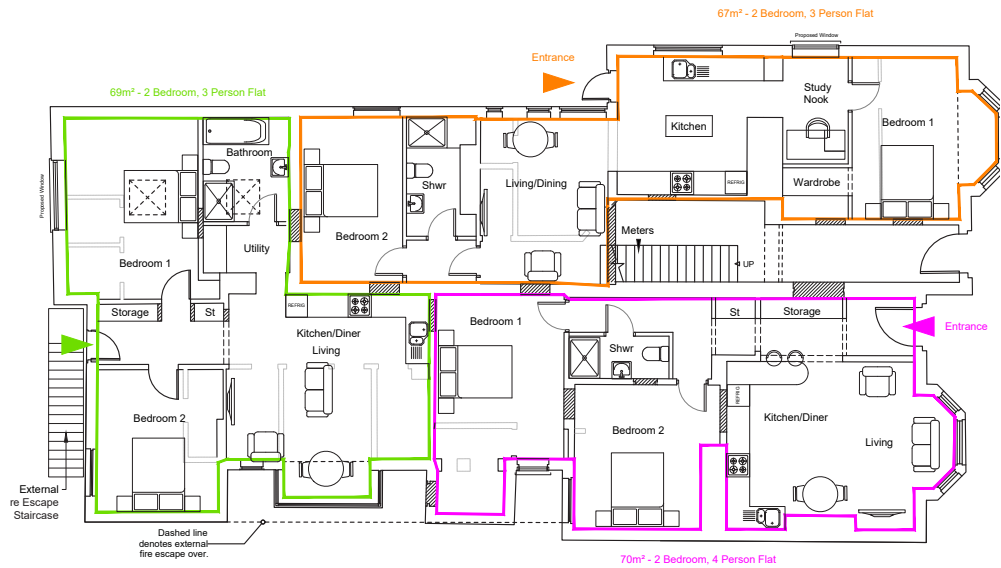
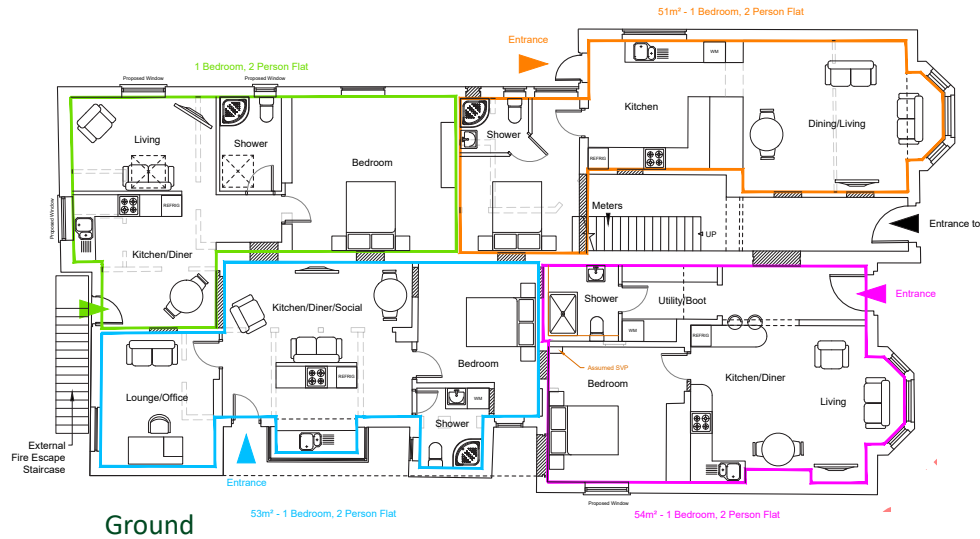
251-253 London Road  
North End, Portsmouth, Hampshire PO2 9HA



CURRENT FLOOR PLANS For identification purposes only



251-253 London Road  
North End, Portsmouth, Hampshire PO2 9HA



CONCEPT FLOOR PLANS For identification purposes only



251-253 London Road  
North End, Portsmouth, Hampshire PO2 9HA

## Terms

We have been instructed to market the property and quote a price of £475,000 for the freehold interest subject to contract.

The property is currently let to CVS (UK) Ltd who are holding over. Lease details available on request.

We understand that they have found a new premise with planned occupation early 2025.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

We understand that the property is not elected for VAT.

## Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



## Further Information

Please contact the sole agents Flude Property Consultants:

Alice Masterman  
a.masterman@flude.com  
023 9262 9006

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

September 2024

