



FOR SALE

77-79 High Street, Cosham
Portsmouth, Hampshire PO6 3AZ



77-79 High Street, Cosham
Portsmouth, Hampshire PO6 3AZ

Key Features

- Located in busy suburb of Portsmouth
- Large frontage split into three retail units
- Fully let with total income of £54,840 pa
- Planning permitted for uppers
- Development potential
- Steel fabrications installed to facilitate construction of uppers
- Individual water and electrical services ready for the upper development
- No VAT
- Offers sought in excess of £795,000 stc
- Nearby occupiers include Peacocks, Greggs, Costa, Specsavers and Betfred





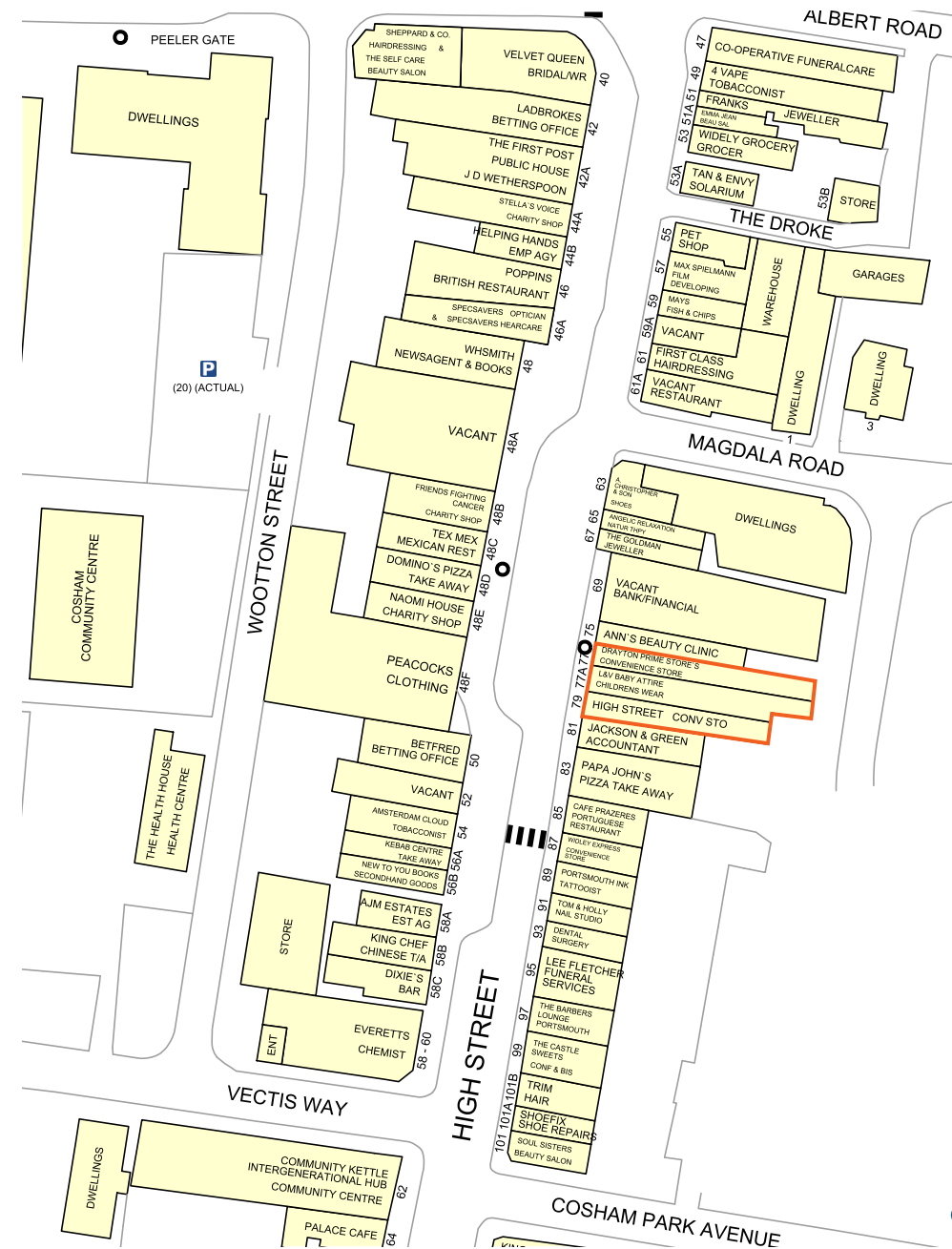
77-79 High Street, Cosham
Portsmouth, Hampshire PO6 3AZ

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 in Cosham, which is a busy suburb of Portsmouth.

Nearby occupiers include Peacocks, Greggs, Costa, Specsavers and Betfred.





77-79 High Street, Cosham
Portsmouth, Hampshire PO6 3AZ

Description & Accommodation

The accommodation comprises a ground floor retail unit that has been split into three separate retail units and two flats. Please see floorplans for existing floorplans and the proposed planning application for the uppers.

The current owner has installed individual water supplies and electrical services for the uppers. The units will just need the individual meters.

Steelwork fabrications have also been undertaken to facilitate the construction of the upper parts, with rear entrance area which can be utilised for access stairs to the upper development.

Rateable Value

The units have the following Taxation:

77a High Street (2023): £5,800

77 High Street (2023): £8,000

79 High Street (2023): £8,600.

Flat 1, Kestrel Court: B

Flat 2, Kestrel Court: A

EPC

We understand the property to have an EPC ratings of:

77a High Street: B

77 High Street: B

79 High Street: B

Flat 1, Kestrel Court: D

Flat 2, Kestrel Court: D





Planning

The retail units benefit from Class E use.

In July 2023, planning permission (21/01774/FUL) was granted for Construction of two separate 2-storey roof extensions above existing building with connecting walkways and communal roof terraces to form 8 dwellings; alterations at ground floor to create new entrance fronting Dorking Crescent and associated refuse storage facilities.

More information available on the Portsmouth Planning Portal.

Tenancies

The property is let three commercial tenants, and and two residential tenants for a total income of £54,840 per annum.

77a High Street: £9,000 p.a. (increased as of 01/12/24) for a term of five years from 1st December 2021 to 30th November 2026

77 High Street: £12,000 p.a for a term of three years from 1st February 2023 to 31st January 2026

79 High Street: £12,000 p.a for a term of four years from 1st June 2023 to 31st May 2027

Flat 1, Kestrel Court: £11,940 p.a on a periodic AST

Flat 2, Kestrel Court: £9,900 p.a on a periodic AST

Lease and tenancy agreements can be made available on request.





FLOOR PLAN For identification purposes only



77-79 High Street, Cosham
Portsmouth, Hampshire PO6 3AZ



PROPOSED FLOOR PLAN For identification purposes only



77-79 High Street, Cosham
Portsmouth, Hampshire PO6 3AZ



PROPOSED ELEVATIONS For identification purposes only



77-79 High Street, Cosham
Portsmouth, Hampshire PO6 3AZ

Tenure

Freehold.

Terms

We have been instructed to market the property and quote a price with offers in excess of £795,000 for the freehold interest subject to contract.

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.

February 2025

