



FOR SALE

69 Castle Road
Southsea, Hampshire, PO5 3AY



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Key Features

- Central location within Southsea
- Pedestrianised road
- Residential income of £36,300 p.a
- Vacant ground floor restaurant opportunity
- Fully fitted restaurant
- Rear courtyard
- Ideal for owner restaurant occupiers
- Ground floor restaurant on the market for £30,000 pa
- Nearby occupiers include Pie & Vinyl, Chinneck Shaw, Premier and The Barbership



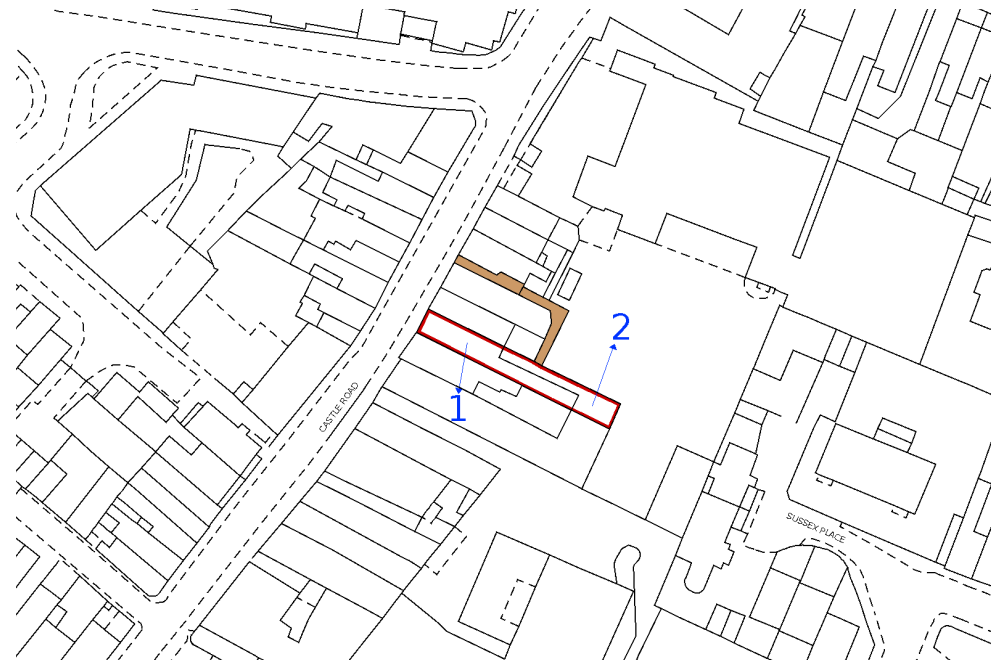


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Location & Situation

Southsea is a busy and attractive area within Portsmouth, which is located approximately 19 miles south east of Southampton and 70 miles south west of London.

The property is located on the eastern side of Castle Road, a popular area of Southsea which is home to a variety of independent shops, bars and restaurants.





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Description & Accommodation

The property consists of a ground floor commercial unit with four flats on the uppers.

The ground floor is currently laid out as a restaurant and fully fitted with extraction and bar.

The upstairs consists of a two-bedroom maisonette, two one-bed flats, and a studio flat.

The ground floor restaurant has an approximate area of 98 sq m (1,057 sq ft).

Area	Sq Ft	Sq M
Maisonette on first and second floor	69.8	751
First Floor Rear Flat	32.1	345
Second Floor Flat	34.8	374
Second Floor Studio Flat	21.8	235
Total	158.5	1,705





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Rateable Value

The units have the following Taxation:

Ground Floor Restaurant (2023) - £8,200.

Maisonette on first and second floor - A

First Floor Rear Flat - A

Second Floor Flat - A

Second Floor Studio Flat - A

EPC

Please enquire with Agent.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

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

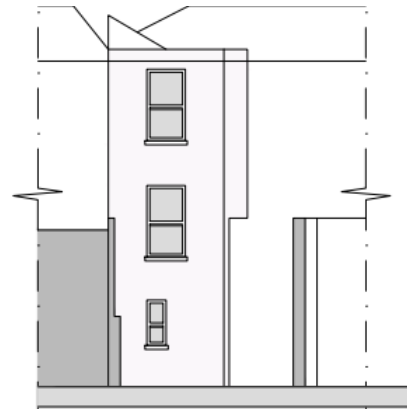




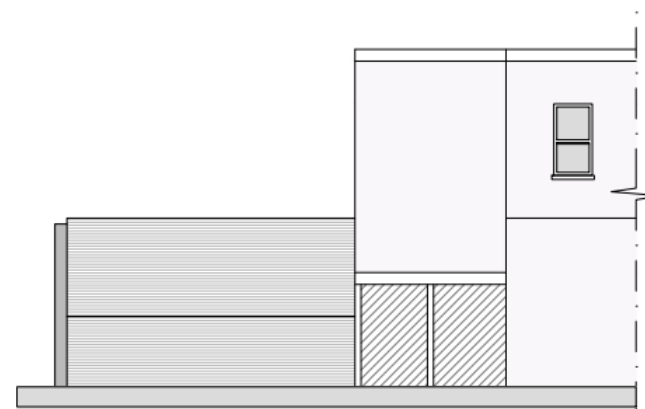
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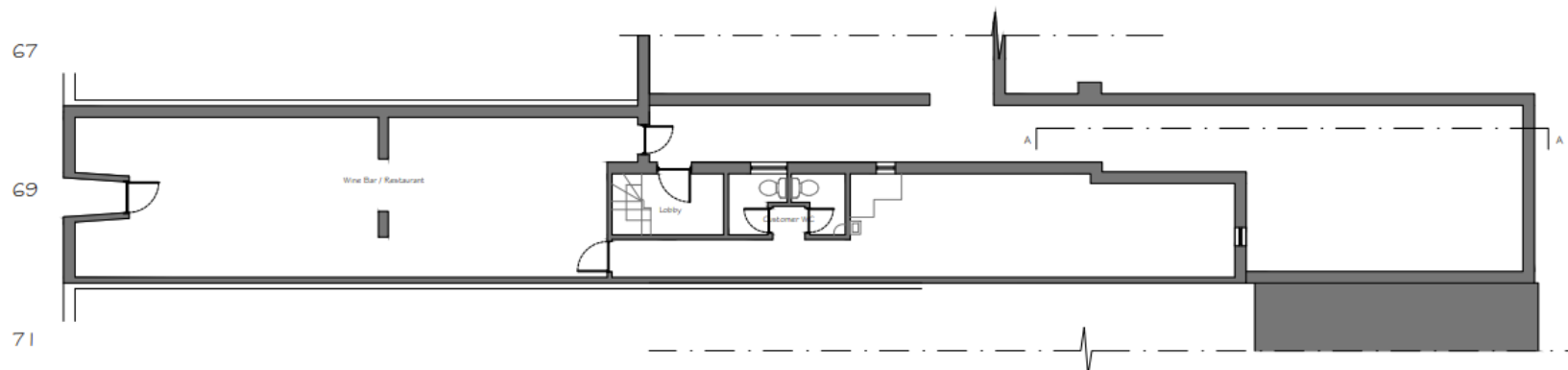
Existing Front Elevation
Scale 1:100



Existing Rear Elevation
Scale 1:100

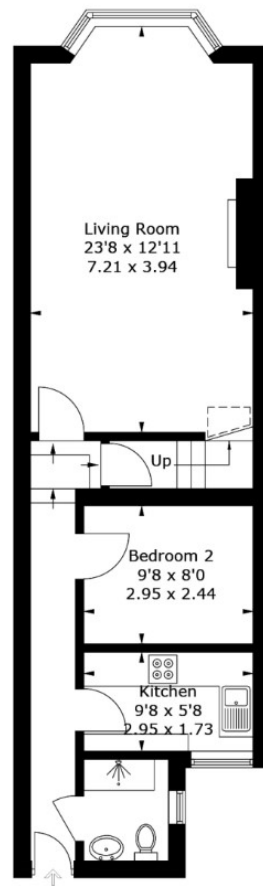


Existing View A
Scale 1:100

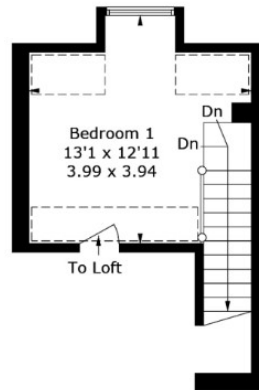


Existing Ground Floor Plan
Scale 1:100

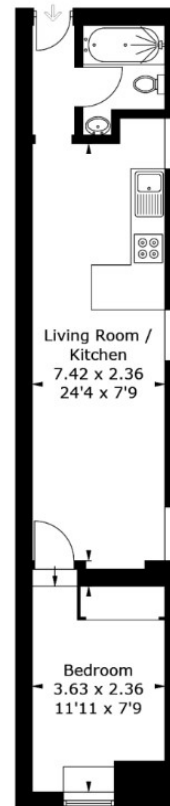
FLOOR PLANS For identification purposes only



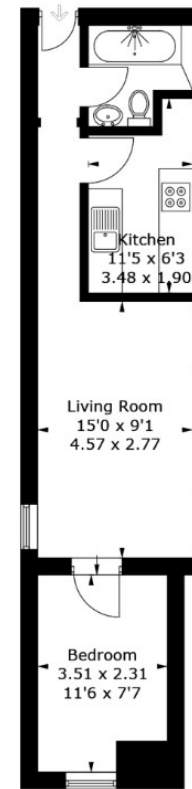
**Maisonette
First Floor -**



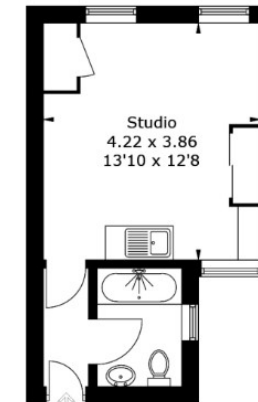
**Maisonette
Second Floor -**




**First Floor
Rear Flat**



**Second Floor
Flat**



**Second Floor
Studio Flat**

 = Reduced headroom below 1.5m / 5'0

FLOOR PLANS For identification purposes only



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Tenure

The property is let to four residential tenants and the ground floor restaurant is currently vacant. The residential element receives a total income of £36,300. We are marketing the ground floor restaurant at £30,000 per annum and no premium.

Ground Floor Restaurant: On the market at £30,000 p.a.

Maisonette on first and second floor: £11,400 on a periodic AST

First Floor Rear Flat: £9,600 p.a. on a periodic AST

Second Floor Flat : £8,400 p.a. on a periodic AST

Second Floor Studio Flat: £6,900 p.a. on a periodic AST

Terms

We have been instructed to market the property and quote a guide price of £800,000 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

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February 2025

