



FOR SALE

76 Tangier Road
Portsmouth, Hampshire, PO3 6HU



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Key Features

- Busy retail location and vehicular thoroughfare
- Self-contained ground floor retail unit
- Large three-bedroom maisonette above with separate parking and garage
- Total passing rent £19,560 pax
- Freehold interest, subject to the tenancies
- Guide price £365,000
- No VAT
- Nearby occupiers include SPAR, Bobat Pharmacy and Harpers Sandwich Bar





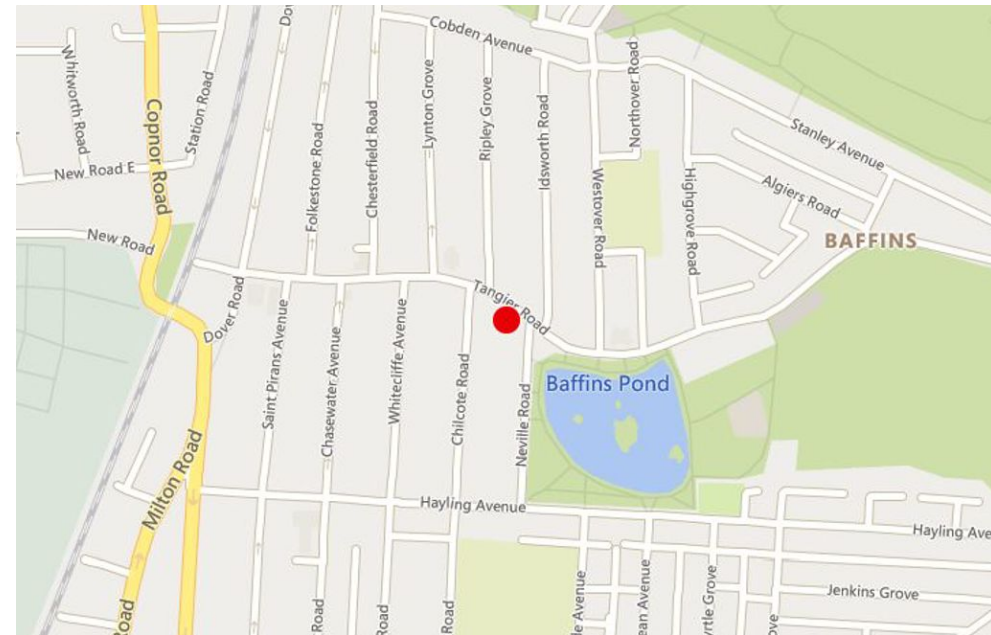
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Location & Situation

Portsmouth is the second largest city in the county of Hampshire and is the second most densely populated city in the UK, after Inner London. It is located approximately 66 miles south west of Central London, 53 miles west of Brighton and 20 miles east of Southampton.

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 situated on the southern side of Tangier Road, which is a through road to Milton and Copnor road. Tangier road is a busy and densely populated retail location in Portsmouth.





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Description & Accommodation

The property comprises a two-storey premises with additional attic accommodation.

At ground floor level, the accommodation is arranged to provide a self-contained retail unit, together with ancillary storage and a WC.

The upper parts are accessed via a separate ground floor entrance (formerly utilised as a kitchen, now adapted for storage). The maisonette accommodation is arranged to provide, at first floor, a bathroom, kitchen, lounge and one bedroom. The attic floor offers two further bedrooms.

Externally, to the rear, there is a small courtyard, together with a separate garage and a single parking space.

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Retail Unit	419	38.93
Maisonette	937	87.05
Total	1,356	125.97





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Rateable Value

We understand the property to have the following taxation:

Address: 76 Tangier Road, Portsmouth PO3 6HU

Description: Shop and Premises

Rateable Value (2023): £6,200

Address: 76 Tangier Road, Portsmouth PO3 6HU

Council Tax Band: A

EPC

We understand the property to have the following EPC ratings:

Shop - B - 42

Maisonette - D - 58

Planning

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





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Tenancy Information

The ground floor is let on a 5 year from 01 October 2024 until 30 September 2029. There is a mutual rolling break on six months notice. The rent is £9,000 per annum.

The maisonette is let on a rolling tenancy, at a rent of £10,560 per annum.

Total rent £19,560 pax.





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Terms

We have been instructed to market the freehold interest, subject to the existing tenancies and contract, at a guide price of £365,000.

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

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

Please contact the sole agents Flude Property Consultants:

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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.

7 October 2025

