



FOR SALE

The Salvation Army
3a Powerscourt Road, Portsmouth, Hampshire, PO2 7JD



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Key Features

- Portsmouth is a major south coast city
- Located a short distance to M27/ A27
- Large open-plan accommodation
- Would suit alternative uses such as residential or commercial (stp)
- Suitable for owner occupiers, investors and developers
- No VAT
- Freehold interest with vacant possession
- Offers in excess of £175,000 stc



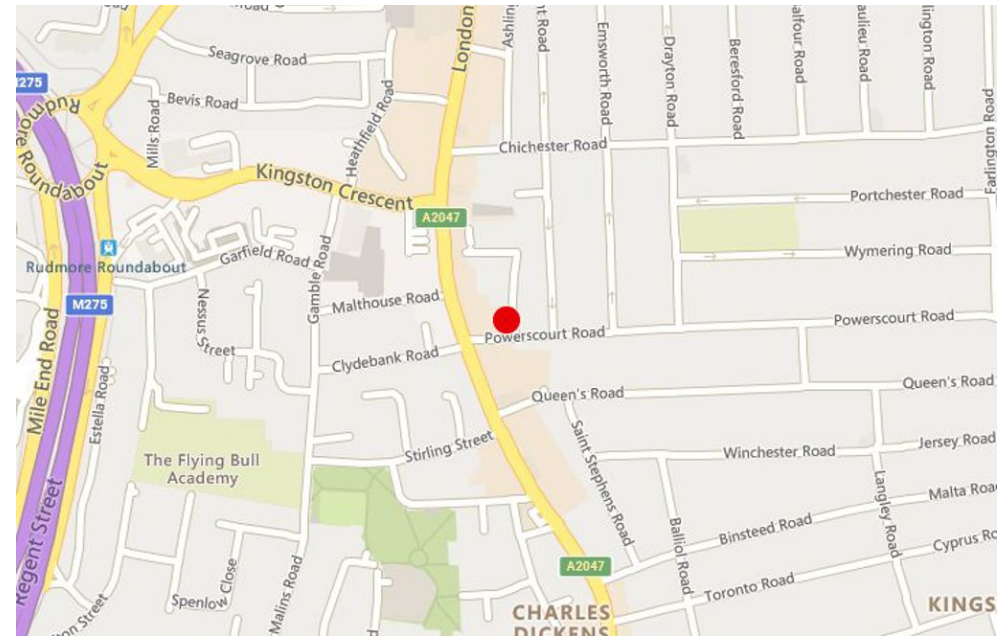


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Location & Situation

The property is situated on the northern side of Powerscourt Road, near its junction with Basin Street. Kingston Road, a busy A road that runs North to South through Portsmouth, lays adjacent at the western end of Powerscourt Road.

The area is of a mixed residential and commercial profile and includes a variety of independent occupiers with some national retailers, largely consisting of restaurants, supermarkets, convenience stores, services and places of worship. Occupiers within walking distance of the subject property include Aldi, Kwiki Mart, Chinese Tea, China Health Massage, H&T Pawnbrokers and Mobile World.





Description & Accommodation

The subject property comprises a semi-detached, single-storey building that occupies a corner position on Powerscourt Road and Basin Street. The property comprises a large open-plan meeting hall with an extension to the rear serving as ancillary accommodation with a small kitchen and two WC's.

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Main hall	1,331	123.65
Rear extension	672	62.43
Total	2,003	186.08





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Rateable Value

We understand the property has the following Rateable Value (2023): £11,250

The occupier may be entitled to 100% Small Business Rate relief.

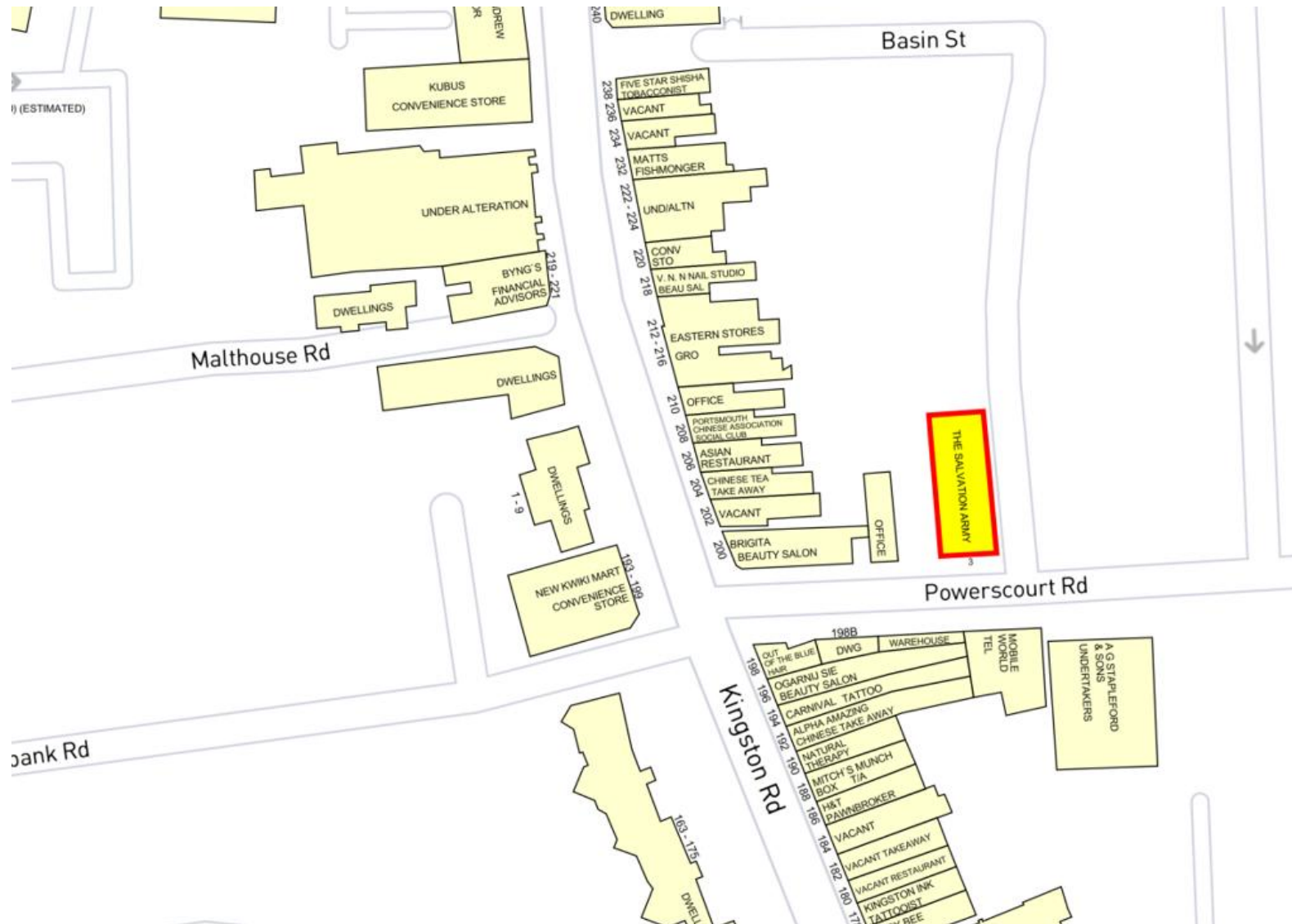
EPC

We understand the property has an EPC rating of C.

Planning

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





GOAD PLAN For identification purposes only.



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Terms

We have been instructed to market the property with vacant possession with offers in excess of £175,000 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

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.

26 November 2025

