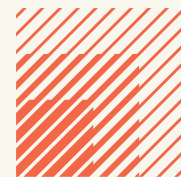




222 Twyford Avenue

Portsmouth PO2 8JG

FOR SALE - Retail investment
52.36 sq. m. (564 sq. ft.)



**HELLIER
LANGSTON**

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Retail investment with flat

Description

The subject property is an end-of-terrace former dwelling, historically converted to provide a hot food takeaway at ground floor level with ancillary residential accommodation above. It is of brick construction with rendered elevations, arranged over ground and first floors beneath a pitched, tiled roof.

Access is provided via a side entrance from Newcomen Road, which passes through the food preparation area and therefore does not offer a self-contained entrance to the upper accommodation. The ground floor retail unit does not benefit from a W.C. The first floor comprises four bedrooms and a bathroom but lacks kitchen facilities. The property also includes a single garage, currently utilised for storage.

Lease

The tenant occupies the property under a 15-year term FRI lease from 4th July 2024 at £9,600 per annum. There are rent reviews every 5 years of the term on an upward only basis.

Tenure

Freehold Title which is currently unregistered.

Price

£175,000 excluding VAT.

Rateable Value

Shop and Premises £5,900.

Source: www.tax.service.gov.uk/business-rates-find/search

EPC

Rating - E117

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to GIA as follows:

Floor	Description	sq. m.	sq. ft.
Ground Floor	Shop	22.44	242
	Kitchen	16.72	180
	Food Prep Area	13.20	142
	Total:	52.36	564
First Floor	Flat (GIA)	56.5	608

VAT

All prices are exclusive of VAT. It is understood the property is elected for VAT.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

Location

The property is situated within an established residential area with a number of corner type shops fronting onto Twyford Avenue. Twyford Avenue is an arterial route (A3), carries a high volume of vehicular traffic and leads north to the A27. The property is some 600 metres north of the M27. The subject has a corner position fronting Twyford Avenue with a return to Newcomen Road.



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Contact us

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Strictly by appointment with sole agents Hellier Langston.