

**MIXED USE PROPERTY – FOR SALE**



**210 Havant Road, Drayton, Portsmouth PO6 2EH**

**Price: £400,000**

- Freehold For Sale
- Ground Floor Shop with Flat & Potential Basement Flat
- Rear Parking & Garage
- Being Sold With Vacant Possession
- Highly Sought After Drayton Position

## Description

The property comprises a retail unit on the ground floor with a flat above at first floor level. A second flat conversion has been commenced in the basement and will require planning consent and building regulation sign off. The property benefits from allocated car parking to the rear and a garage.

Shop: The shop provides a principally open plan sales area with ancillary storage to the rear. A kitchenette and toilet are provided.

First floor flat: The flat comprises a two-bedroom flat, with a living room, bathroom and a separate toilet. A kitchen is provided on the ground floor.

Basement conversion flat: The space comprises a studio style apartment with a living area, bedroom, bathroom and kitchen.

## Location

The property is located within Drayton, an affluent suburb of Portsmouth, and forms part of the ever-growing south coast conurbation, between the regional ports and commercial hubs of Portsmouth (to the south) and Southampton (to the west). Havant Road is characterized by a range residential and commercial properties with nearby occupiers including Fine & Country, Fry & Kent, Betfred and The Co-Operative convenience store.

Drayton benefits from excellent transport communications, with the A27 (providing access to the M27 and wider motorway network) in close proximity. Drayton further benefits from easy access to Cosham Train Station, with a direct line to London Waterloo and ferry and air links via the ports at Portsmouth and Southampton and Southampton Airport respectively.

## Terms

The property is available for sale freehold with vacant possession at a guide price of £400,000.

## Business Rates / Council Tax

Business Rates: Current rateable value (1 April 2026 to present) £9,400. *You may be able to qualify for 100% business rate relief. Further investigations with the local authority are recommended.*

Council Tax: The first floor flat has a council tax band of A. Basement Flat TBC.

## Legal Costs

Each party to bear their own costs.

## EPC

Shop – C 64.  
First Floor Flat – D 62.  
Basement Flat – To be assessed.

## VAT

We understand that the property is **NOT** VAT elected.

## Planning

We understand that the shop has a Class E use.

## Areas

The property has the following approximate floor areas:

Floor	Sq. M	Sq. Ft
Ground Floor Shop (Net Internal Area)	57.5	618
First Floor Flat (Gross Internal Area)	77.6	835
Basement Conversion Flat (Gross Internal Area)	32.2	347

\*Garage not measured.

## Viewing

Strictly by appointment with the sole agents:-

### BTG Eddisons



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For more information, visit [eddisons.com](http://eddisons.com)  
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