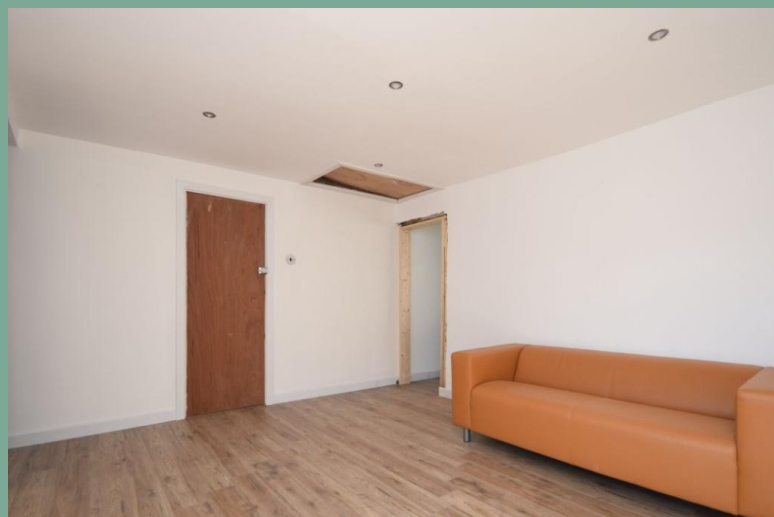


38 Fratton Road, Portsmouth
PO1 5BX



FOR SALE

■ Fully Let Mixed Use Investment

Ground Floor Shop 45.82 sq m (493 sq ft)
First Floor One Bedroom Flat

■ Key Features

- Well located close to public transport and shops
- Self-contained ground floor shop and rear garden
- Let until February 2026
- Separately accessed one bedroom flat
- Freehold
- Total income £17,400 per annum
- Price £260,000 STC
- No VAT

Location

Portsmouth is located approximately 19 miles south east of Southampton and 70 miles south west of London. 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 eastern side of Fratton Road, which is an **established retail location** and a densely populated suburb of Portsmouth. Fratton Train station is approximately a five minute walk away.

Accommodation

The property comprises a two storey terraced building. The ground floor is configured as a self-contained retail unit and rear garden. The first floor is arranged as a one bedroom flat, which has separate access from Fratton Road.

We have measured and calculate the accommodation to have the following approximate **Net Internal Area (NIA)**:

Description		
Ground Floor Shop	45.82 sq m	493 sq ft
First Floor One Bedroom Flat		not measured

Planning

Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

Viewings and Further Information

Please contact the sole agents Flude Commercial incorporating Garner Wood:

portsmouth@flude.com

023 9262 9000

www.flude.com



Terms

The ground floor shop is let to Latif The Barber Limited on an effectively full repairing and insuring lease for a term of 10 years from February 2016. There is a tenant only break option on the fifth anniversary.

The passing rent is £9,600 per annum which is subject to an open market rent review (upward only) on the third and sixth anniversaries.

The flat is let out at £7,800 per annum.

Total income is £17,400 per annum.

We have been instructed to market the property and quote a price of **£260,000** for the freehold interest subject to contract.

VAT

We understand that the property is **not elected for VAT**.

EPC

We understand the property has an EPC rating of tbc.

Business Rates

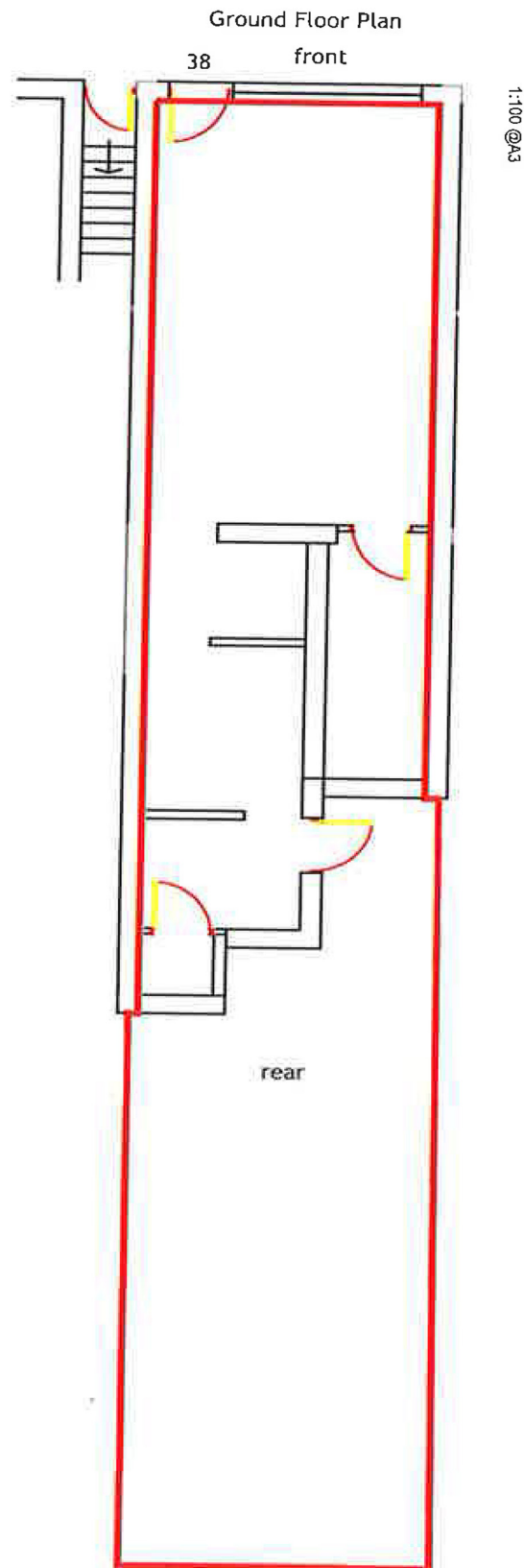
Shop - Rateable Value (2017): £5,100.

Flat - Council Tax Band A.

Legal Fees

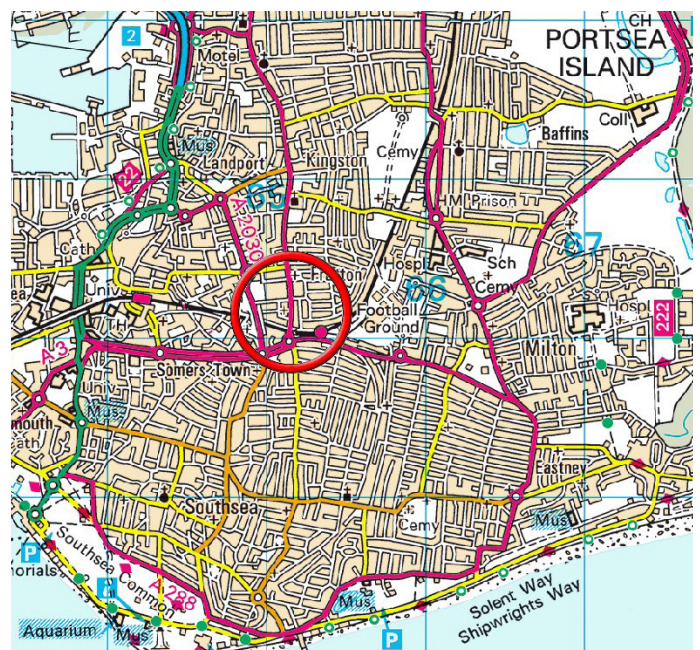
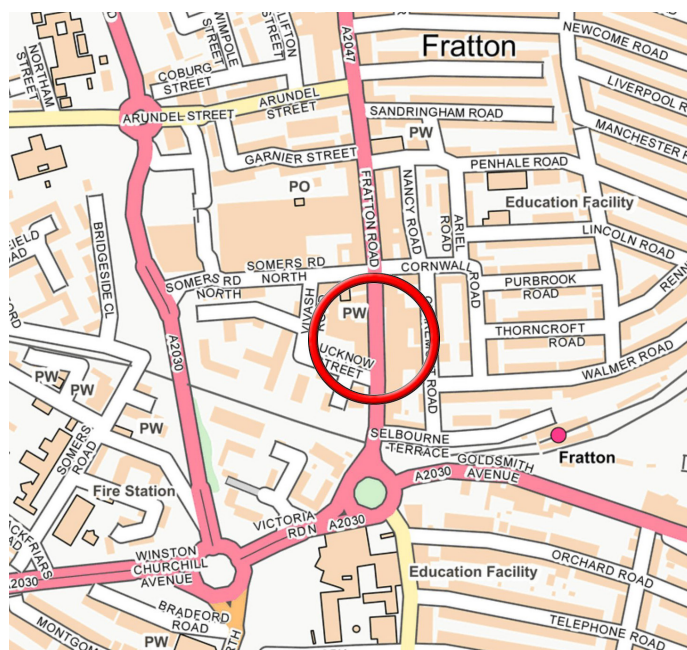
Each party to bear their own legal costs incurred.

Ground Floor Plan





Location Maps



For identification purposes only.

Flude Commercial 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 Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

25 October 2018