

**Auction**

Retail in PO2

Chichester Road, Portsmouth, Hampshire,
PO2 0AH

£170,000

 Starting Bid

Tenure

Freehold

On Street parking

Property features

- ✓ BUTCHER SHOP
- ✓ POTENTIAL TO BE CONVERTED
- ✓ SUBJECT TO RESERVE PRICE
- ✓ TWO BEDROOM FLAT ABOVE
- ✓ GARDEN

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

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commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via secure sale online bidding - terms and conditions apply.

INVESTMENT OPPORTUNITY

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £170,000.

Nestled on Chichester Road in Portsmouth, this unique property presents an exceptional opportunity for both investors and homebuyers alike. Currently functioning as a purpose-built butcher shop, the premises boasts significant potential for conversion into residential flats, making it an attractive prospect for those looking to capitalise on the growing demand for housing in the area.

The upper level of the property has already been transformed into a modern two-bedroom flat, featuring a separate lounge, kitchen, and bathroom. This well-designed living space is perfect for individuals or small families seeking comfort and convenience. The flat is bright and airy, providing a welcoming atmosphere that is sure to appeal to a variety of tenants or homeowners.

Additionally, the property benefits from a garden at the rear. The garden also has rear access.

The property has had planning approved in the past for two 2 bedroom flats, the planning has expired.

Please note we have not inspected the property.

Price: Starting Bid £170,000

Property Type: Retail

Business Type: Bakery

Parking: On Street

Location

Nestled on Chichester Road in Portsmouth, this unique property presents an exceptional opportunity for both investors and homebuyers alike.



Accommodation

Butchers Shop - 5.77 x 5.08 (18'11" x 16'7") -

Kitchen - 2.88 x 4.08 (9'5" x 13'4") -

Chiller -

Kitchen - 2.72 x 2.96 (8'11" x 9'8") -

Bedroom One - 3.78 x 4.62 (12'4" x 15'1") -

Bedroom Two - 1.95 x 4.57 (6'4" x 14'11") -

Lounge - 4.32 x 2.87 (14'2" x 9'4") -

Kitchen - 4.09 x 2.87 (13'5" x 9'4") -

Bathroom - 2.84 x 2.19 (9'3" x 7'2") -

Removal Quote - As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.



Tenure

Freehold. Title number HP333026.



Rateable value

Current rateable value (1 April 2023 to present): £4,850
Sourced from VOA



EPC

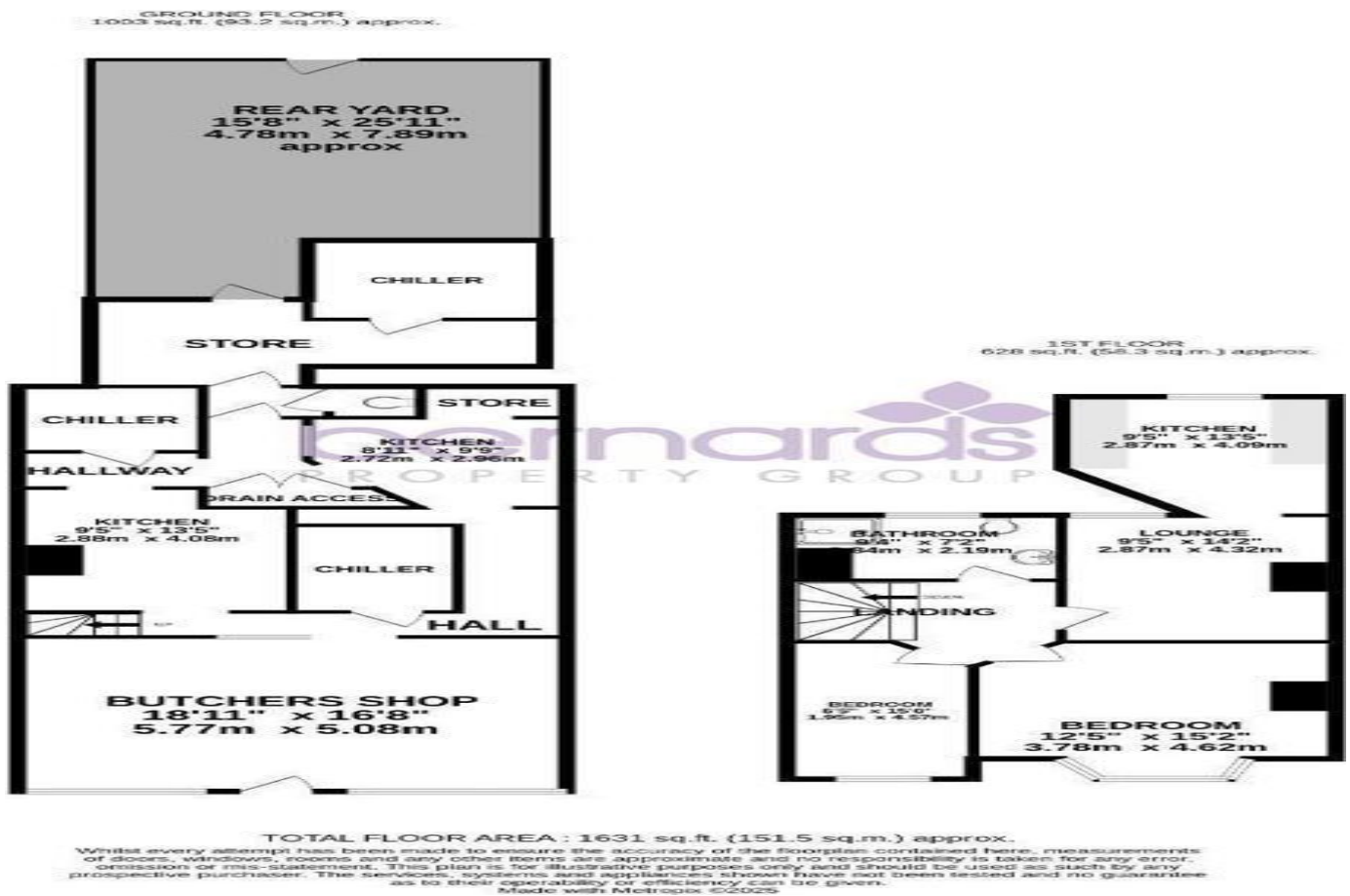
We currently await a copy of the EPC report.



Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.





Chichester Road, Portsmouth, Hampshire, PO2 0AH

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,
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