

LOT
7

31–37 Charlotte Street,
Portsmouth PO1 4AH

Guide Price £475,000*

LANDMARK CITY CENTRE BUILDING WITH PLANNING GRANTED FOR 9 FLATS AND A RETAIL UNIT



This city centre property currently consists of a commercial unit offering 4155 sf over two floors of vacant commercial space. Planning has been granted under reference 18/01927/OUT for outline application for construction of a part 3/4/5 storey building (following demolition of existing building); comprising retail floorspace (Class A1) at ground floor and 9 residential units (Class C3) at first to fourth floor. The planning allows for a 2500 sf retail unit with 4 × one bedroom flats, 3 × two bedroom and 2 × three bedroom flats making this a prime City Centre development opportunity. Good road links serve the area with easy access onto the M27, M271 and A3(M) motorways and the A27 dual carriageway. There are also regular rail services to London and major South West towns. The property is located on the south side of Charlotte Street at its junction with Brewer Street, opposite a public car park and within close proximity to Marks & Spencer and the Cascades Shopping Centre. We are advised that VAT is applicable to this lot.

ACCOMMODATION

The property is arranged on ground and one upper floor to provide a double fronted ground floor shop with storage accommodation above. The property provides the following accommodation and dimensions: Gross Frontage 14.75m (48'5") Shop Depth 12.05m (39'6") Built Depth 17.80m (58'5") Ground Floor 190sq m (2,045 sq ft) First Floor 196sq m (2,110 sq ft) Total 386sq m (4,155 sq ft)

TENURE Freehold

LOCAL AUTHORITY & TAX RATING

Portsmouth City Council 023 9282 2251
Rateable Value £18,000

VIEWING TIMES By appointment through the Auctioneers subject to Government Covid 19 guidelines.

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN