

INVESTMENT OPPORTUNITY FOR SALE

Call now on 02392 983 102

or email info@trafalgarpc.com today

TRAFALGAR
PROPERTY CONSULTANCY



86 SQM (921 sqft)
TOTAL UNIT SPACE

£375,000

13 Clarendon Road, Southsea, PO12 3AX

**Excellent commercial investment
in busy residential area**

COMMERCIAL INVESTMENT

Great location
Lease in place
Residential zone
Established tenants

ABOUT THIS PROPERTY

An excellent opportunity to acquire a well-located commercial investment in the heart of Southsea, let to the established Charters Estate Agents. The property is subject to a 7-year lease commencing on 1st December 2023, providing investors with a secure income stream of £20,000 per annum. In addition, the sale includes a one-third share of the freehold, offering an added level of control and long-term investment security.

Contact us today to arrange a viewing:

 **02392 983 102**

 **info@trafalgarpc.com**

Trafalgar Property Consultancy give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken – some of the images are archive taken prior to previous occupation.

INVESTMENT FOR SALE

ADDITIONAL DETAILS

LEASE DETAILS

The building is leased to Charters Estate Agents on a 7 year lease from 1st December 2023. The buyer is entitled to a third share of the freehold.

Rent: £20,000

NIY: 5.3%

