



*Red line not to scale and for indicative purposes only – Accurate 'to scale' Site Plan available on request

LAND TO THE SOUTH AND EAST OF FITZHERBERT ST, COMMERCIAL ROAD, PORTSMOUTH, PO1 4BY DEVELOPMENT OPPORTUNITY FOR SALE 'SUBJECT TO PLANNING'

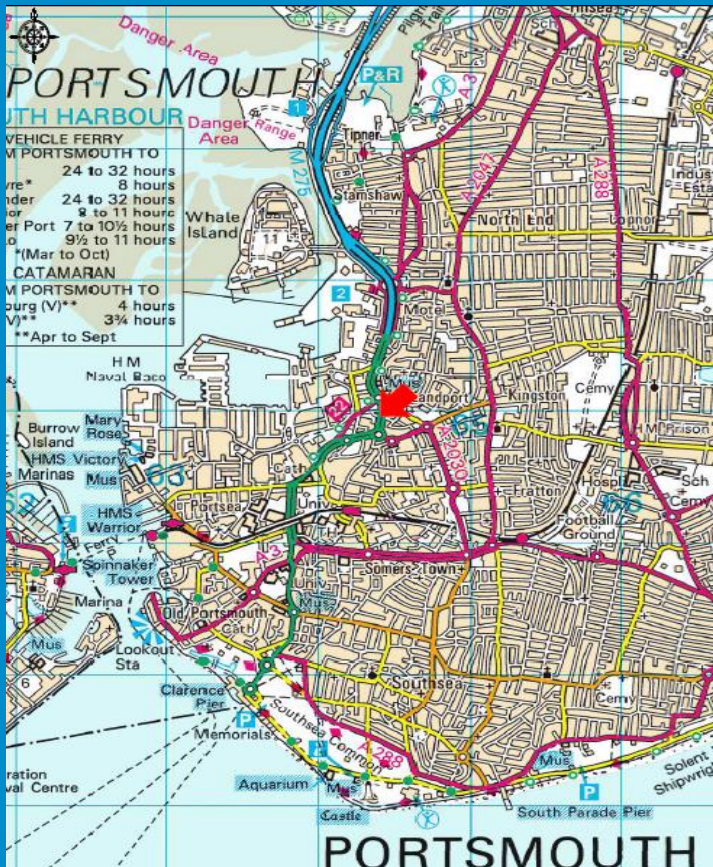
- Offers invited in excess of £1,250,000 (STP)
- Situated in the north east of Portsmouth Town Centre
- Excellent road frontage to the A3
- Approximately 0.26 acres (0.11 ha) in size

LOCATION

The site is located to the south and east of Fitzherbert Street and to the west of the A3. The Cascades Shopping Centre is situated 0.3 miles to the south, Portsmouth & Southsea Train Station is situated 0.5 miles to the south and Portsmouth Harbour Train Station is situated 1.2 miles to the south west of the site. Portsmouth & Southsea Train Station provides frequent services to London Waterloo with a fastest direct journey time of 1 hour 28 minutes. Gunwharf Terminal is situated 1.4 miles to the south west and provides hourly ferry services to the Isle of Wight with a journey time of 45 minutes. Portsmouth International Ferry Port is approximately 0.6 miles to the north and provides direct services to Cherbourg in France with a fastest journey time of 3 hours.

DESCRIPTION

The property, which is approximately 0.26 acres (0.11 ha) in size, is situated in close proximity to the centre of Portsmouth and its main shopping district. Let to Texaco and is in use as a petrol filling station (Sui Generis) with a car wash and a large hardstanding / parking area.



Source: Promap - License No 100022432



*Plans to be used for indicative purposes only

PLANNING

The site does not benefit from a comprehensive planning permission for a change of use.

The site is currently zoned within Portsmouth City Council’s Local Plan as an ‘area suitable for a tall building/structure’.

VAT

Please note that VAT will be payable on the purchase price at the prevailing rate.

TENURE

The property is offered Freehold and will be available with vacant possession. The property is currently let to Texaco on a lease set to expire in 2019 with monthly rolling breaks thereafter.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The site, outlined in red on the above Ordnance Survey extract (for identification purposes only), is to be sold subject to any rights of way, restrictions or easements, which may exist whether or not mentioned in these particulars.

METHOD OF SALE

The property is for sale by private treaty. The Vendor is not obliged to take the highest or any offer. The vendor reserves the right to run an informal tender process should sufficient interest in the Property arise.

VIEWINGS

The property can be seen from Commercial Road. We would advise that parties make their own arrangements to view. Please inform Colliers International if you plan on viewing the property.

LEGAL

Each party to bare own legal costs.

FURTHER INFORMATION

For further information please contact:

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