By Auction £255,000

Copnor Road, Portsmouth PO3 5EG

bernards
THE ESTATE AGENTS

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HIGHLIGHTS

- Ground floor retail shop
- Three-bedroom maisonette above
- Mixed-use freehold investment
- Potential for dual income stream
- Suitable for investors and owner-occupiers
- Sold via Modern Method of Auction
- Subject to reserve pricee
- T&Cs apply

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £255,000

This mixed-use property presents an excellent opportunity for investors, landlords, or owner-occupiers seeking both commercial and residential income potential. Ideally suited to those looking for a property with multiple income streams, the building benefits from a prominent position.

The property comprises a ground floor retail shop with a spacious three-bedroom maisonette arranged over the upper floors.

The residential accommodation offers generous living space, making it suitable for family occupation or the rental market, while the commercial unit provides an established retail presence with potential for ongoing business use or investment income.

** Images are AI-generated for marketing and illustrative purposes only. The property is currently occupied, and the images do not represent the property's current condition. Interested parties should arrange a viewing to verify all details. **

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PROPERTY INFORMATION

SHOP
25'8" x 18'0" (7.83 x 5.51)

SHOP
13'10" x 10'6" (4.24 x 3.22)

LOUNGE
14'7" x 13'3" (4.46 x 4.06)

KITCHEN
10'11" x 10'0" (3.34 x 3.05)

BATHROOM
7'3" x 5'10" (2.21 x 1.80)

BEDROOM ONE
18'0" x 17'5" (5.50 x 5.32)

BEDROOM TWO
13'10" x 12'8" (4.23 x 3.88)

BEDROOM THREE
10'8" x 8'11" (3.26 x 2.72)

Portsmouth Council Tax
The local authority is Portsmouth City Council.

BAND : A £1,453.95

Auctioneer's Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

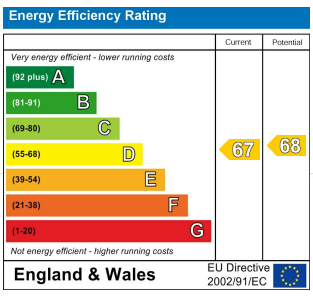
Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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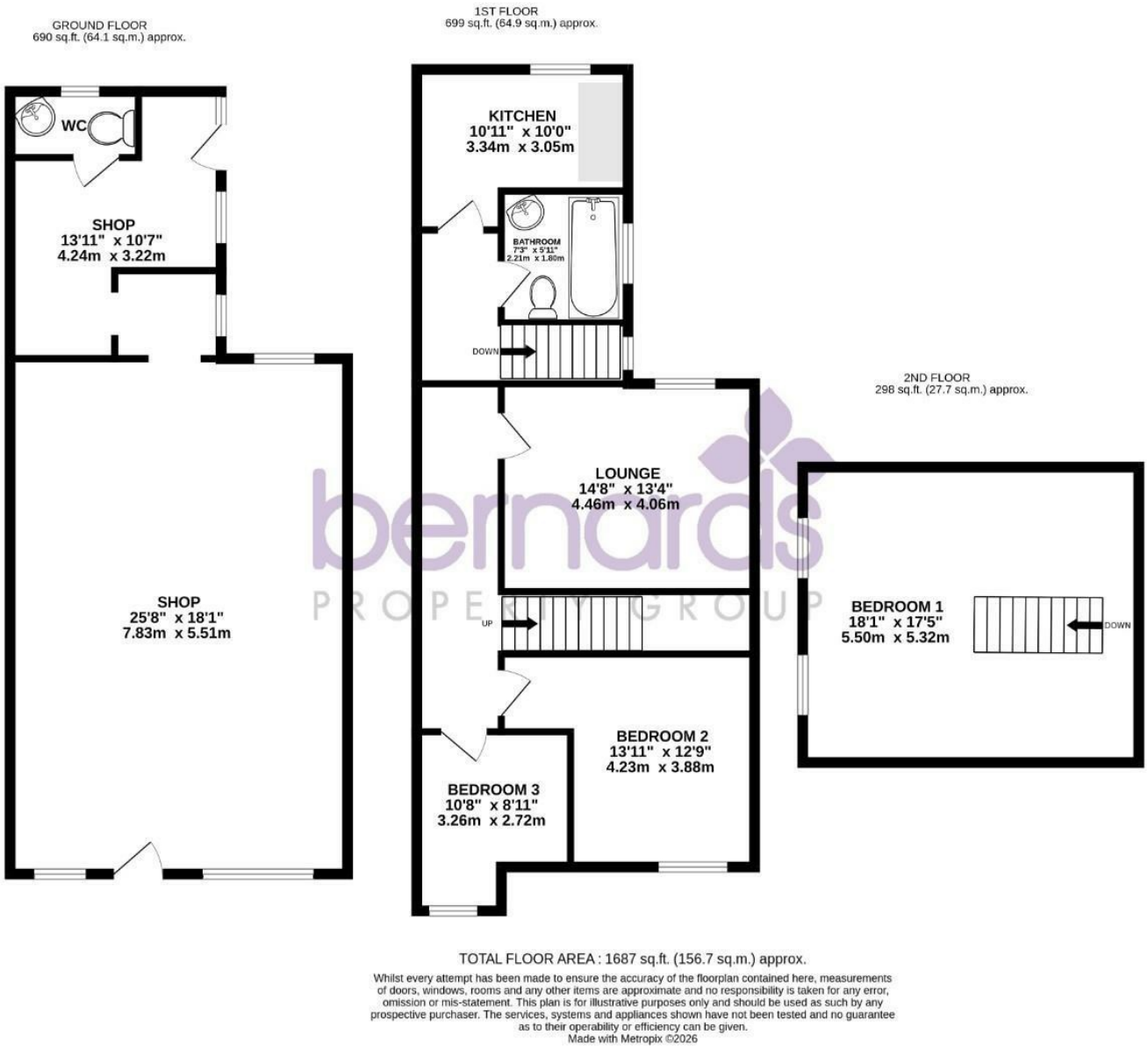

TOTAL FLOOR AREA : 1687 sq.ft. (156.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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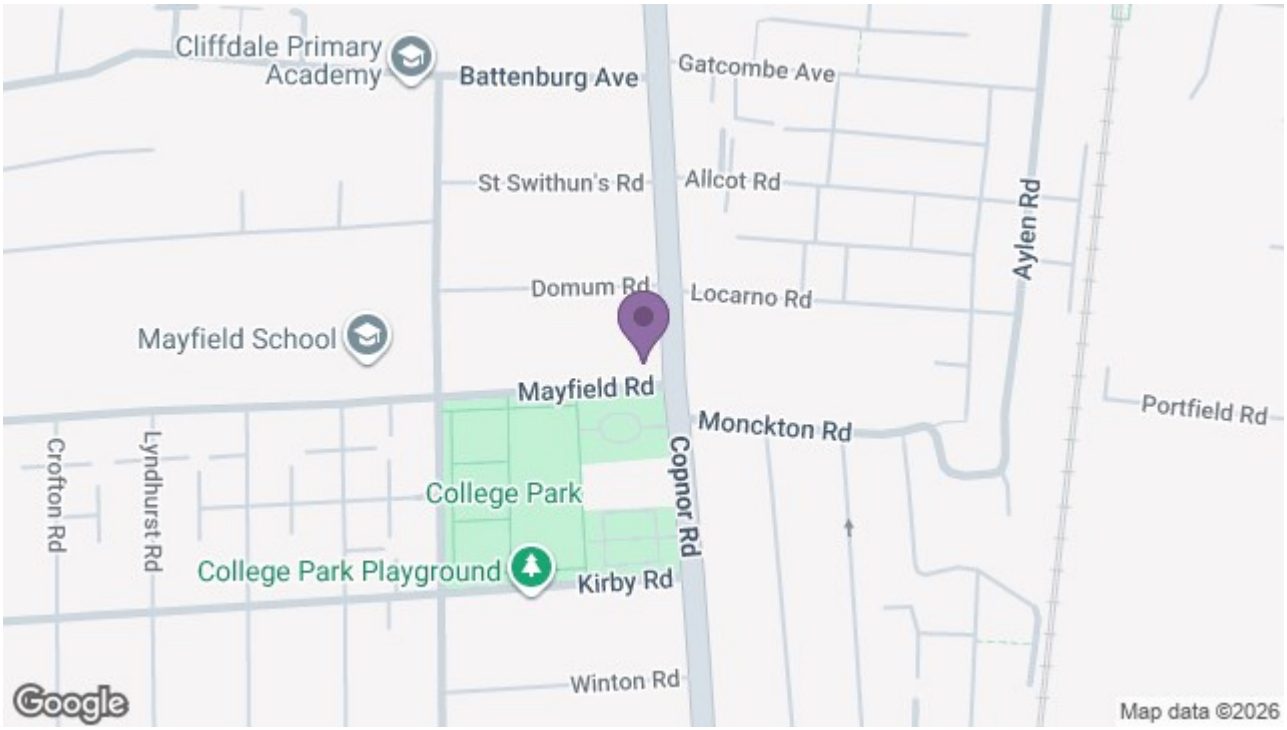

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