



40 – 48, Keyes Court, Albert Road, Southsea, Hampshire PO5 2SJ  
6 Commercial Units - Guide Price - £450,000

40 – 48, Keyes Court, Albert Road, Southsea,  
Hampshire PO5 2SJ

## LONG LEASEHOLD COMMERCIAL INVESTMENT

### DESCRIPTION

6 ground floor shops within an established retail parade.

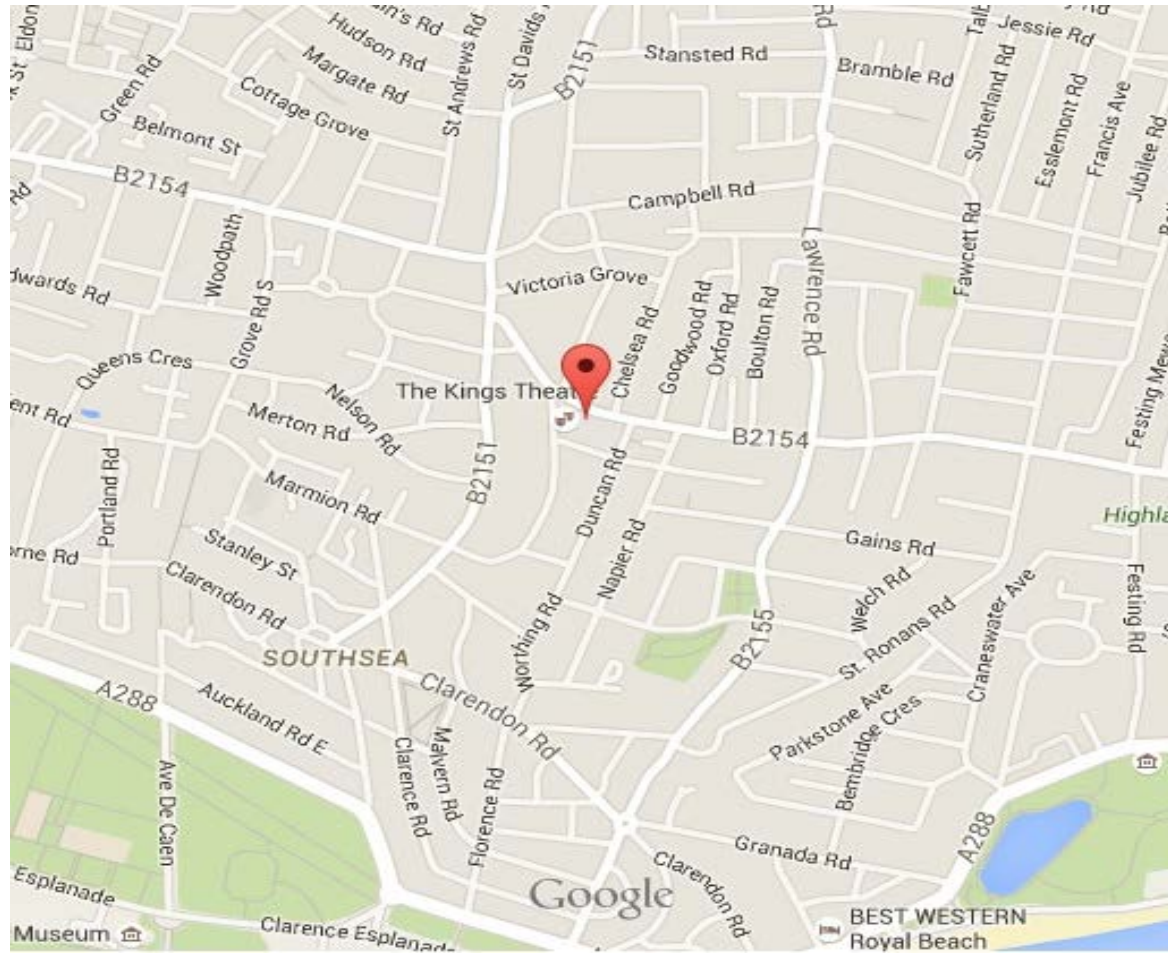
### LOCATION

Southsea is a suburb of the historic city port of Portsmouth, which lies about 23 miles south-east of Southampton and can be accessed via the M27.

Southsea has a population of about 16,600 (2011 census) and lies about 1.5 miles south of the city centre. Albert Road is Southsea's main shopping thoroughfare.

The property is on the south side of Albert Road, east of its junction with Exmouth Road. Nearby occupiers include a Co-Operative supermarket.

Unit	m <sup>2</sup>	Sq. ft	Trading as	Lease	Rent PA
40	61.2	658.8	Coffee Shop	Lease Expires 31 July 2024	£7,500
42	41.8	449.9	Chinese Herbal Clinic	Ongoing with six months notice period	£6,500
44	40.7	438.1	Hairdresser Saloon	Lease Expires 1 May 2022	£5,800
46	37.8	406.8	Estate Agents	Lease Expires 31 July 2024	£5,350
48	41.6	447.8	Fruit & Veg Vendor	Lease Expires 31 October 2024	£7,000
48a	59.7	642.6	Monster Ink - Cartridge refill & computer repairs	Lease Expires 31 October 2015	£6,500
<b>Total Annual Rent</b>					<b>£38,650</b>



Tenure  
Local Authority  
Viewings

**Long Leasehold**  
**Portsmouth City Council tel. 023 9283 4334.**  
**Rehan Khawaja Tel: 020 8998 8464.**

These particulars do not constitute all or part of an offer or contract. All measurements and dimensions contained herein are for general guidance only and should not be relied upon by the buyer. We strongly advise all buyers to obtain legal representation and professional advice prior to making any offer or commitment. We make no warranty as to the working condition of any appliances, nor as to the supply of any services. We have not undertaken a structural survey and therefore make no warranty as to the structural integrity of the property.