



48 High Street, Emsworth, PO10 7AW

Rare Freehold For Sale - Emsworth - Retail and Flat

Summary

Tenure	For Sale
Available Size	1,342 sq ft / 124.68 sq m
Price	Offers in excess of £500,000
Service Charge	TBC
Rateable Value	£9,200
EPC Rating	D (59)

Key Points

- For Sale
- Sought After Location
- Mixed Use
- Freehold
- Prominent Position
- Potential Sale and Leaseback Investment Opportunity



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PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

Description

The property comprises a ground floor shop currently occupied by an award winning hair salon with a two bedroom first floor flat provided above. The flat has recently undergone refurbishment and is available vacant, with the potential for rental income or alternatively, providing accommodation for an owner occupier. The property is presented with character features and is prominently positioned in the sought after town centre.

Location

The property is located in Emsworth an attractive market town positioned on the south coast between the cities of Chichester and Portsmouth. Emsworth forms part of the growing south coast conurbation between Southampton in the west and Portsmouth in the east.

The premises is situated in a prominent corner position along the High Street with nearby occupiers including; Andrew and Andrew Solicitors, The Old Pharmacy, and Cubutt & West Estate Agents.

Accommodation

The accommodation comprises of the following approximate areas (ground floor measured on a Net Internal Area basis, first floor measured on a Gross Internal Area basis).

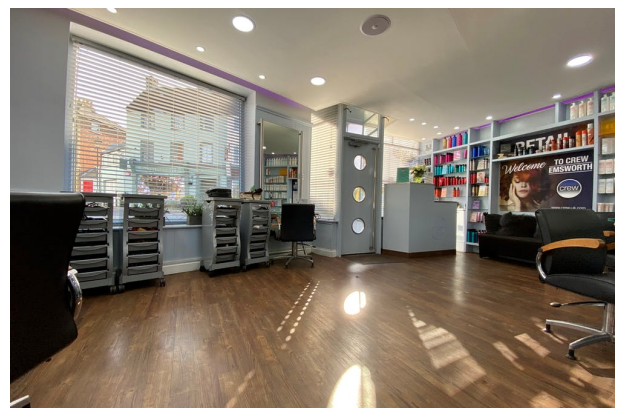
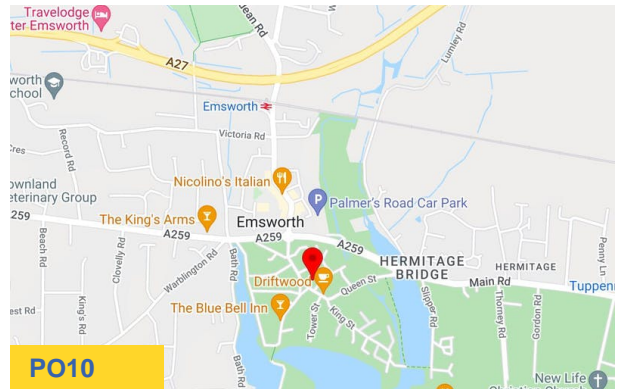
Name	Sq ft	Sq m	Availability
Ground - Shop	531	49.33	Occupied
1st - Flat	455	42.27	Available
2nd - Flat	356	33.07	Available
Total	1,342	124.67	

Viewings

Strictly by prior appointment with sole agents Holloway Iliffe and Mitchell - 023 9237 7800.

Terms

The property is available to purchase freehold with vacant possession or on the basis of a sale and leaseback on terms to be agreed at a guide price of £500,000 exclusive.



Viewing & Further Information

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