

Portsmouth – 8B High Street, Cosham PO6 3BZ
Virtual Freehold Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Portsmouth – 8B High Street, Cosham PO6 3BZ

Virtual Freehold Retail Investment



Investment Consideration:

- Purchase Price: £250,000
- Gross Initial Yield: 8.40%
- Rental Income: £21,000 p.a.
- VAT is applicable to this property
- Comprises large ground floor retail premises t/a Pet Shop
- Let until December 2029. Tenant in occupation for 35+ years.
- Nearby occupiers include Tesco, Lloyds, Superdrug, Costa, Burger King, Greggs, Ladbrokes, Hays Travel and a number of public car parks



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 8B (Ground Floor)	Ground Floor: 168 sq m (1,810 sq ft) Open plan retail, kitchen, office, storage, wc	Individual t/a Cosham Pets	5 Years from 3 December 2024	£21,000	Note 1: FRI Note 2: Tenant option to determine on 2 December 2027 with min 6 months notice Note 3: Tenant in occupation since at least 1990

Total £21,000

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Property Description:

Comprises large ground floor retail premises with benefit of rear access and loading bay, providing the following accommodation and dimensions:

Ground Floor: 168 sq m (1,810 sq ft)

Open plan retail, kitchen, office, storage, wc

Tenancy:

The property is at present let to an Individual t/a Cosham Pets for a term of 5 Years from 3rd December 2024 at a current rent of £21,000 p.a. and the lease contains full repairing and insuring covenants. Tenant option to determine on 2nd December 2027 with min 6 months notice. Tenant in occupation since at least 1990.

Tenure:

Long Leasehold. Held on a 999 Year lease from April 2025 at a ground rent of peppercorn.

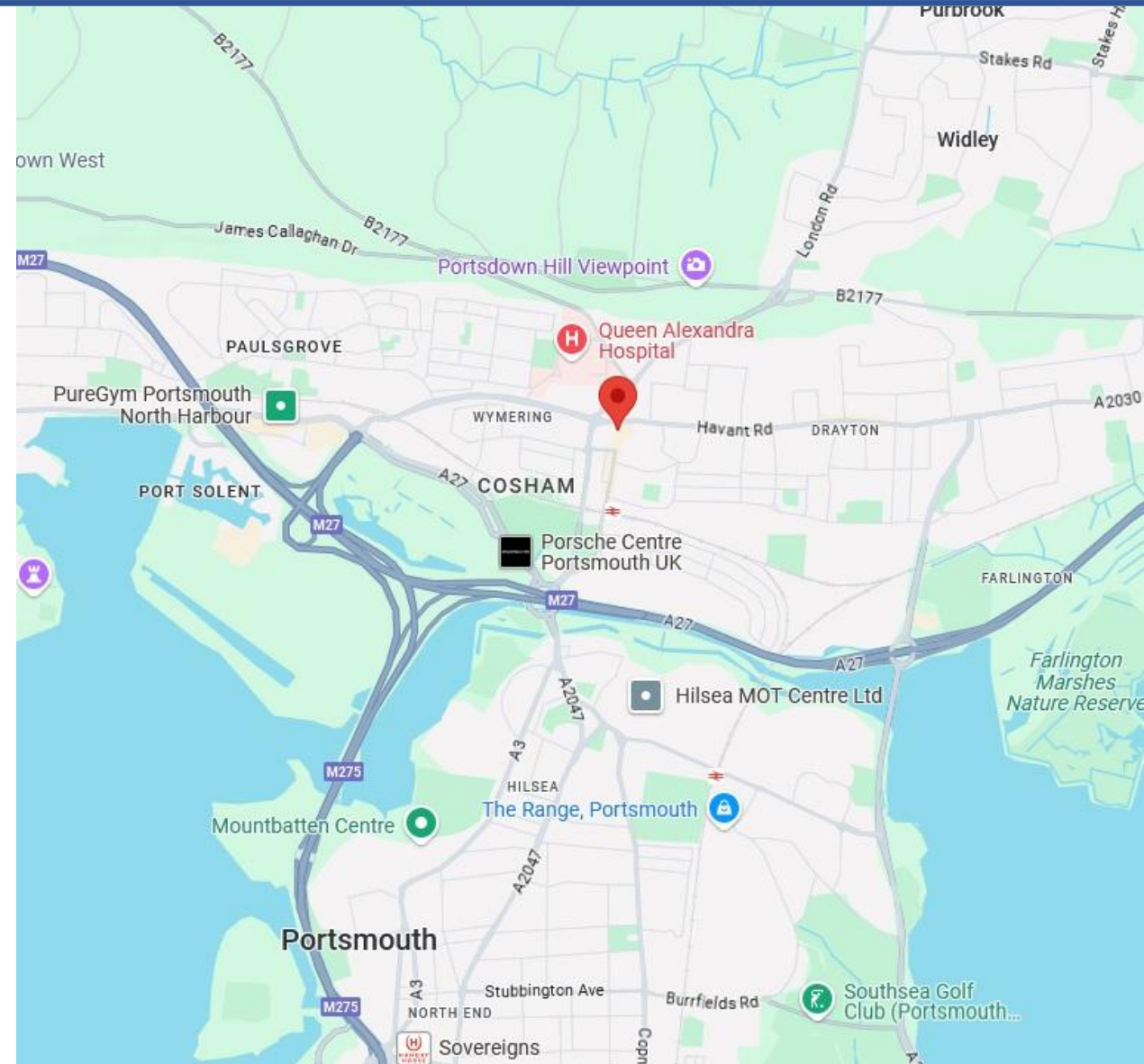


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Location:

Cosham is a northern suburb of Portsmouth lying within the city boundary but off Portsea Island. The property is prominently situated on the west side of the High Street, close to its junction with Spur Road, with nearby occupiers including Tesco, Lloyds, Superdrug, Costa, Burger King, Greggs, Ladbroke's, Hays Travel and a number of public car parks.



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Contacts:

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