

**Lot 7, 48A-E High Street, Cosham,
Hampshire PO6 3AG**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Unbroken Freehold Retail and Residential Parade Investment

www.acuitus.co.uk

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Property Information

Unbroken Freehold Retail and Residential Parade Investment

- Unbroken parade comprising four shops, three flats & a rear yard with parking
- Tenants include Dominos, two charity shops and a street food restaurant/take-away
- Includes two flats let on AST's
- Opportunity to convert first floor above 48E to residential (subject to lease)
- Previous planning (now lapsed) for x2 storey roof extension to form x8 additional residential units
- Prime High Street retailing location
- Other nearby occupiers include Specsavers, Peacocks, Pizza Hut, Papa Johns Pizza, Costa and a range of local businesses
- VAT free investment

Lot

7

Auction

30th October 2025

Rent

£93,000 per Annum Exclusive

Status

Available

Sector

High Street Retail, Residential

Auction Venue

Live Streamed Auction

Location

Miles

3 miles north of Portsmouth, 15 miles east of Southampton

Roads

M27 (Junction 12), A27, A3, A3(M)

Rail

Cosham Railway Station (direct service to London Waterloo)

Air

Southampton Airport

Situation

The property is prominently situated in a prime retailing location on High Street, benefitting from the proximity of a public car park to the rear for approximately 530 parking spaces. Nearby occupiers include Specsavers, Peacocks, Pizza Hut, Papa Johns Pizza, Costa and a range of local businesses

Tenure

Freehold.

EPC

The EPC will be available to view online in the solicitor's legal pack.

Description

The property comprises an unbroken parade of four shops arranged on the ground floor, with three separately accessed residential flats arranged on the first floor. The property benefits from car parking for approximately 8 cars and servicing to the rear, accessed from Wootton Street.

VAT

VAT is not applicable to this lot.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent Review	Rent p.a.x.
Ground	Retail	87.10	(938)	FRIENDS FIGHTING CANCER LIMITED (t/a Friends Fighting Cancer)	10 years from 14/07/2023	14/07/2028 (1)	£16,000
First	Residential	-	(-)	AN INDIVIDUAL	125 years from 01/12/2004	-	Peppercorn
Ground	Retail	89.00	(958)	A N SOHEL (t/a Tex Mex Street)	20 years from 10/05/2022	10/05/2027 & 5 yearly thereafter	£12,000
First	Residential - 2 bed flat	54.81	(590)	AN INDIVIDUAL	AST - 1 year from 15/02/2025 at £1,100 pcm		£13,200
Ground	Retail	98.94	(1,065)	DP REALTY LIMITED (t/a Dominos)	20 years from 18/02/2008	-	£21,000
First	Residential - 2 bed flat	54.90	(591)	AN INDIVIDUAL	AST - 1 year from 10/11/2024 at £1,025 pcm		£12,300
Ground First	Retail Ancillary	116.50 58.00	(1,254) (624)	WESSEX CHILDREN'S HOSPICE TRUST (t/a Naomi House & Jacksplace)	10 years from 02/08/2019	-	£18,500
Total Approximate Floor Area		559.28 (2)	(6,020) (2)				£93,000

(1) There is a mutual option to determine the lease on 14/07/2028.

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2024