



## 111 FAWCETT ROAD

SOUTHSEA, PO4 0DF

**£245,000**  
**FREEHOLD**

**FREEHOLD** : An excellent opportunity to purchase a **COMMERCIAL PROPERTY** with a **TWO BEDROOM FLAT** above, in a busy location. The **COMMERCIAL UNIT** is currently operating as a **KEBAB FAST FOOD ESTABLISHMENT** with **SEATING (A3/A5 use)** attracting a rental of £14,400 per annum if wishing to retain the existing occupier. To the ground floor is a large shop frontage and a separate preparation room, access to the flat above, private rear garden and pedestrian access. To the **FIRST FLOOR** accommodation comprising of two bedrooms, lounge, kitchen/utility room, bathroom, some double glazing and gas central heating.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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