

On the instructions of Alexander Kinninmonth and
Stanley Donald Burkett-Coltman of RSM Tenon Recovery
Joint Liquidators of Caldwell Homes Limited



**THE ANSTEY HOTEL, 116-118 CLARENDON ROAD,
SOUTHSEA, PORTSMOUTH, HAMPSHIRE, PO4 0SE**

FREEHOLD FOR SALE

Development / Refurbishment Opportunity

- Development / refurbishment property (subject to planning consent)
 - Property extends to approximately 771 sq m (8,299 sq ft)
 - Site approximately 0.038 hectares (0.093 acres)
 - Located near the seafront in Southsea

Offers sought for the Freehold Interest

**Edward
Symmons**

023 8046 1630

www.edwardsymmons.com



LOCATION

The property is located on the east side of Clarendon Road near the junction with South Parade. The seafront is approximately 150m (495 ft) to the south of the site.

Clarendon Road lies approximately 4 km (2.5 miles) south of the city centre and Commercial Road shopping district and is close to the facilities of Palmerston Road, Southsea.

DESCRIPTION

The property comprises two Victorian four storey residential buildings which have been combined to form a hostel with associated facilities.

The property is currently vacant and laid out as follows:

ACCOMMODATION

Currently arranged to provide 24 bedrooms with communal dining room, residents' lounge and commercial kitchen.

Approximate Gross Internal Floor Areas:

- Basement / Lower Ground - 218 sq m (2,346 sq ft)
- Ground Floor - 167 sq m (1,797 sq ft)
- First Floor - 167 sq m (1,797 sq ft)
- Second Floor - 167 sq m (1,797 sq ft)
- Third Floor - 52 sq m (560 sq ft)
- Total - 771 sq m (8,299 sq ft)

PLANNING

The property may be suitable for a number of uses including refurbishment as a hotel or hostel, care home facility or for conversion to form a number of residential units.

Prospective purchasers should make their own enquiries with the Local Planning Authority as to the likely uses allowed for this particular site.

LOCAL AUTHORITY

Prospective purchasers should make their own enquiries of Portsmouth City Council, the Local Planning Authority.

Telephone: 023 9283 4092



PRICE

Offers are sought for the benefit of the freehold interest.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly through sole agents:

Edward Symmons LLP
 3 Lake Court, Hursley, Winchester, SO21 2LD

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Misrepresentation Act 1967

Edward Symmons LLP, as agents for the vendor or, as the case may be, Lessor (the 'Vendor') and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract.
- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Edward Symmons LLP or their servants. It is for the purchaser or as the case may be Lessee (the 'Purchaser') to satisfy himself by inspection or otherwise as to their accuracy and fullness. He must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The vendor does not make or give and neither Edward Symmons LLP nor its servants has any authority, express or implied, to make or give any representation or warranties in respect of the property.
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- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.

Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

