



## Commercial Development in PO4

Locksway Road , Southsea, Hampshire,  
PO4 8JP

**£140,000** Starting Bid

Tenure

**Freehold**

## Property features

- ✓ Currently classified under B1 use
- ✓ Versatility and scope for conversion (subject to the necessary planning consents).
- ✓ Valuable rear access
- ✓ Rare opportunity for investors, developers, or owner-occupiers

## Description

For sale via secure sale online bidding - terms and conditions apply.

82 Locksway Road presents an excellent opportunity to acquire a well-established commercial property with significant development potential, offered via the Modern Method of Auction.

Currently classified under B1 use, the property has been successfully operated as office space for over 30 years, making it ideal for continued commercial use. However, its true appeal lies in its versatility and scope for conversion (subject to the necessary planning consents). Prospective buyers may wish to explore options such as transforming the building into a spacious three-bedroom family home, creating two one bedroom flats, or developing a mixed-use scheme with a commercial unit on the ground floor and a residential flat above.

The property further benefits from valuable rear access, enhancing both its practicality and development potential. Situated in a well connected location, this is a rare opportunity for investors, developers, or owner-occupiers looking to unlock value in a flexible space

Early interest is expected contact us today for further details on how to participate in the Modern Method of Auction.

Please note we have not inspected this property.

Price: Starting Bid £140,000

Property Type: Commercial Development

Business Type: Other/Unspecified

Parking: None

## Location

Situated in a well connected location, this is a rare opportunity for investors, developers, or owner-occupiers looking to unlock value in a flexible space.

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## Accommodation

Currently classified under B1 use, the property has been successfully operated as office space for over 30 years, making it ideal for continued commercial use. However, its true appeal lies in its versatility and scope for conversion (subject to the necessary planning consents). Prospective buyers may wish to explore options such as transforming the building into a spacious three-bedroom family home, creating two one bedroom flats, or developing a mixed-use scheme with a commercial unit on the ground floor and a residential flat above.

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## Tenure

Freehold - title number HP160496

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## EPC

We currently await a copy of the EPC.

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## Rateable Value

Current rateable value (1 April 2026 to present) £4,650  
Sourced from VOA.

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## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



Locksway Road , Southsea, Hampshire, PO4 8JP

Contact your local branch today for more information on this property:

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,  
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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