

High Towers

14 Portsdown Hill Road, Havant, Hampshire, PO9 3JY



PREPARED FOR

Una Boulton

High Towers, Havant

PREPARED BY

Will Thomas

Fleurets

Date: 24th July 2014

High Towers

14 Portsdown Hill Road, Havant, Hampshire, PO9 3JY

EXECUTIVE SUMMARY

Dear Una,

As requested, detailed herein is a report on the marketing to date.

This has to date involved:

- Advertising on www.fleurets.com
- Advertising on www.businessesforsale.com
- Advertising within our publication On Market
- Targeted Mailshots
- Periods as the featured property on www.fleurets.com

To date this has resulted in email notification to 5,165 registered parties, 207 separate parties downloading the particulars directly from our website and 3 parties viewing.



High Towers
14 Portsdown Hill Road, Bedhampton,
Havant, Hampshire PO9 3JY

FREEHOLD £699,950

8 Letting rooms (including 3 self contained studio rooms)

- Over 25 years of operation as a guest house
- Private owner's accommodation
- Well located for commercial trade but also close to numerous attractions
- Easy access to A3M, M27, Portsmouth and ferry terminals

Please visit our client's website:
www.hightowers.co.uk

Joint Selling Rights
REF: S-313636

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OVERVIEW
The property has operated as a guest house for over 25 years and within this period the property has undergone a number of additions and alterations. The most recent of these is the conversion of three self contained studio rooms, which appeal to a number of the more long term contractors who come to the area to work for a number of the nearby companies. These include Scottish & Southern Energy, Waltham Pharmaceuticals, Astrium Ltd, IBM, Lennar and the Ministry of Defence to name but a few. There is also ample room to add further studio rooms within the existing building, subject to planning approval.

LOCATION
The property is located on the B2177 which runs between Bedhampton and Putbus. The property is easily accessed from both the A3 that connects London and Portsmouth via Oulphurst and the M27 which spans across much of the South Coast through Sussex and Hampshire.

DESCRIPTION
The property is a brick built 1970's detached house. There have been various additions which include a side extension accommodating a number of self contained studio rooms, conservatory and a large brick built double garage beneath a pitched and tiled roof. Front garden and hard standing to the front for parking.

THE BUSINESS
Due to its location, the business enjoys a mix of mid week trade ranging from mid to long stay contractors, to single overnighters visiting the businesses on the nearby industrial estates. Weekend occupancy is also good as there are many nearby attractions which include the City of Portsmouth, famous for its Naval Dock, the Mary Rose, Gunwarf Quay, outdoor shopping centre, Hapley Island, Fort Putbus and the various ferry routes to the Isle of Wight and Continent.

FINANCIALS
The business currently operates under the VAT threshold and accounting information can be made available to prospective parties after a formal inspection.

KEY FIGURES

Category	From	To
Single	£25.00	£35.00
Double	£35.00	£45.00
Twin	£45.00	£55.00
Family	£55.00	£70.00

Self Catering
Business Flats £120 per week – minimum 1 month contract

EXTERNAL
Double garage
Rear garden (overall site approx 3/4 acre)

FINANCIALS & BUSINESS
If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for business properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover which best fits your requirements.

VOLUNTARILY ASENT REVIEWS
Fleurets has the largest team of Chartered Surveyors to operate nationally and exclusively in the Capital and Rental Valuation of Licensed property. For professional Valuations, Rent Reviews, Consulting, Expert Advice, Rating and Planning advice please contact your local Fleurets office.

DISCLAIMER
Fleurets Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of prospective purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, disclosures, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact; (iii) no person in the employment of Fleurets Limited has any authority to make or give any representation or warranty whatever in relation to this property.

VIEWING
Viewing strictly by appointment through either Fleurets South Office - 01273 429 920 or our part agent Henry Adams - 01243 377 773.

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www.fleurets.com • Our Refers: S-313636

HENRY ADAMS
London / Surrey / Sussex / Hampshire

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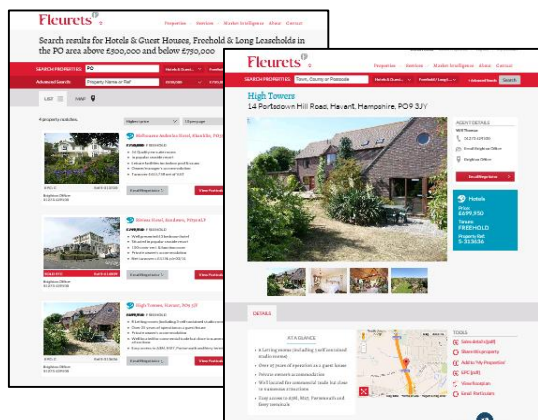
PRINT ADVERTISING

Publication: **Fleurets On Market**
Date: **March 2014**

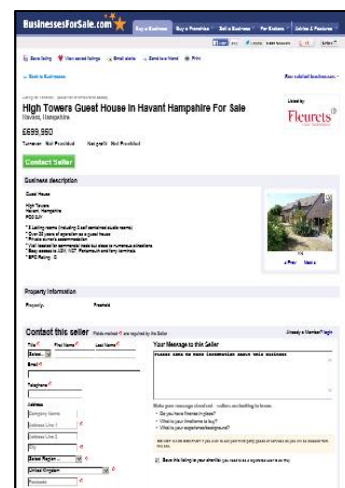


WEB LISTINGS

Site: **fleurets.com**



Publication: **businessesforsale.com**



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14 Portsdown Hill Road, Havant, Hampshire, PO9 3JY

EMAIL MARKETING

Buyer Alert

Sent to: 5,165
Date: 3rd October 2013

White List Fleurets To Ensure Email Delivery View In Browser Pubs For Sale Hotels For Sale Restaurants For Sale	
High Towers - Havant	Ref S-313636
	Price: £ 750,000 Tenure: FREEHOLD
	• 8 Letting rooms (including 3 self contained studio rooms) • Over 25 years of operation as a guest house • Private owner's accommodation • Well located for commercial trade but close to numerous attractions • Easy access to A3M, M27, Portsmouth and ferry terminals View Full Sales Details (PDF)
14 Portsdown Hill Road, Bedhampton, Havant, Hampshire, PO9 3JY	
Viewing To learn more about this property and to arrange a viewing please contact Will Thomas in the Brighton office on 01273 429500 or email brighton@fleurets.com	
Not what you want? You are receiving this email because you have subscribed to the Fleurets "Buyer Alert" service, if you feel you are receiving emails which do not reflect your requirements then please feel free to adjust your "Buyer Alert" settings to ensure you are sent details that match your needs. Change your requirements	

Property Update – Price Reduction

Sent to: 5,165
Date: 10th October 2013

White List Fleurets To Ensure Email Delivery View In Browser Pubs For Sale Hotels For Sale Restaurants For Sale	
High Towers - Havant	Ref S-313636a
	Price: £ 699,950 Tenure: FREEHOLD
	• 8 Letting rooms (including 3 self contained studio rooms) • Over 25 years of operation as a guest house • Private owner's accommodation • Well located for commercial trade but close to numerous attractions • Easy access to A3M, M27, Portsmouth and ferry terminals View Full Sales Details (PDF)
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VIEWINGS

We have had 3 parties view as follows:-

- Mr Larden: 25th February 2014 – Gave a verbal offer of £625,000. This was rejected by yourselves and only a negotiating starting price of £640,000 would be considered. Mr Larden in turn confirmed that he was not able to submit a revised offer. Mr Larden's offer was also dependent on a property that he needed to sell and hence negotiations ended at this point.
- Mr Barron: 16th November 2013 – Never heard from again.
- Mr Quagliozzi: 20th October 2013 – Verbal confirmation received that this was not of interest.

Regards



Will Thomas

Associate

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