

# Licensed Leisure The Invincible

6 Wickham Street, Portsmouth, Hampshire, PO1 3EF

Freehold For Sale – Conditional and Unconditional Offers Invited



- Freehold Public House
- Central position close to Gunwharf Quays and Historic Dockyard
- Student Accommodation (Sui Generis), Hotel (C1) or Residential (C3) Development Potential (STP)

## Location

The Invincible is located in a densely populated mixed use area of Portsmouth close to Gunwharf Quays and the Historic Dockyard.

The Invincible is situated on the corner of Wickham Street and Old Star. The pub is immediately adjacent to a multi-storey car park and a four storey block of offices.

## Description

The property comprises a site of 0.077 acres (0.031 hectares), and is regular in shape with an even topography. The building is detached and arranged mainly over ground floor, with a small element of first floor accommodation.

Elevations are of brick work with mixed glazing, beneath a part pitched, part flat (asphalt) roof.

The pub currently operates as a craft beer house / wine bar.

## Rating

The subject property is listed in the 2010 Rating List with a Rateable Value of £16,000. The National Multiplier for England and Wales for 2015/16 is £0.493.

## Planning

The building is not Listed nor is it situated within a conservation area, albeit the area immediately adjacent is designated as a conservation area.

The Portsmouth Local Plan has allocated the site (and Europa House adjacent) as a location for a tall building development. It is therefore in our opinion that the site holds potential for a substantial building of height to be erected (subject to planning).



However, please note that any design would have to consider the relationship with nearby buildings (particularly Europa House) and the buildings within the conservation area. We have provided above an artist's impression\* of a possible building that could be constructed.

The site is brownfield land and subject to justifying the loss of the pub there should be potential for a variety of uses including residential (C3), hotel (C1) and student accommodation (Sui Generis).

CIL is in place for Portsmouth which is currently calculated at £117 per sq m. Affordable policy for Portsmouth is also calculated at 30%. All parties must satisfy their own due diligence and therefore for further enquiries please contact Portsmouth City Council on [planning@portsmouthcc.gov.uk](mailto:planning@portsmouthcc.gov.uk) or 023 9283 4334.

## Energy Performance

The subject property has been given a 'D91' Rating. The EPC will be made available to seriously interested parties upon request.



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## Price

Unconditional and conditional offers are invited for the freehold interest, with vacant possession. No trade is sold or warranted. VAT will also be applicable.

## Viewing

For a formal viewing, strictly by appointment with Savills.

## Important Notice

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**Savills**  
2 Charlotte Place  
Southampton  
SO14 0TB

**Adam Bullas**  
+44 (0) 23 8071 3957  
[abullas@savills.com](mailto:abullas@savills.com)

**Piers Cook**  
[pcook@savills.com](mailto:pcook@savills.com)  
023 8071 3988