

105 COMMERCIAL ROAD

PORTSMOUTH, HAMPSHIRE, PO1 1BQ

COMMERCIAL
PREMISES TO LET
SUBSTANTIAL PROPERTY IN
THE HEART OF PORTSMOUTH



Location

- In one of the most sought after locations Portsmouth city centre.
- The property is located in a prominent position close to the junction of Commercial Road and Edinburgh Road.
- In a great trading location neighbouring retailers in the immediate area include; Santander Building Society, Debenhams, Natwest, Greggs, HSBC
- The main high-street bus stop is directly in front of the property providing a frequent bus services to the surrounding areas; while the main line railway station, of Portsmouth and Southsea, is just over 100 metres away.

Description

- The building is a distinctive grade II listed building, originally a bank with previous uses include an amusement arcade.
- The ground floor is currently arranged as an amusement arcade and comprises of a large retail area split upon two levels with a small kitchen to the side and separate WC's to the rear.

105 Commercial Road, Portsmouth Hampshire, PO1 1BQ

Accommodation

Gross Frontage	10.2m	33.09ft
Built Depth	26.9m	88.25ft
Total Retail Area	191m ²	2055.9ft ²
Kitchen	5.2m ²	55.9ft ²
Ancillary	33.1m ²	356.2ft ²
Loading Bay	26.7m ²	287.3ft ²
Total NIA	256m²	2755.5ft²

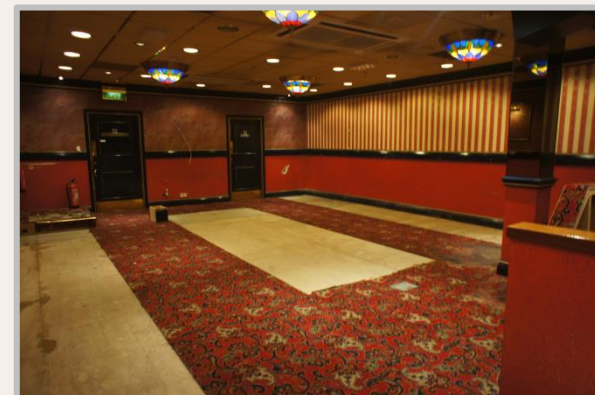
Cost Summary

	ANNUAL	MONTHLY
Business Rates (47%)	£30,615	£2,551

- There is also a large basement ancillary to the shop, providing storage rooms, separate bathrooms/WC's, a kitchen and a rear loading bay.

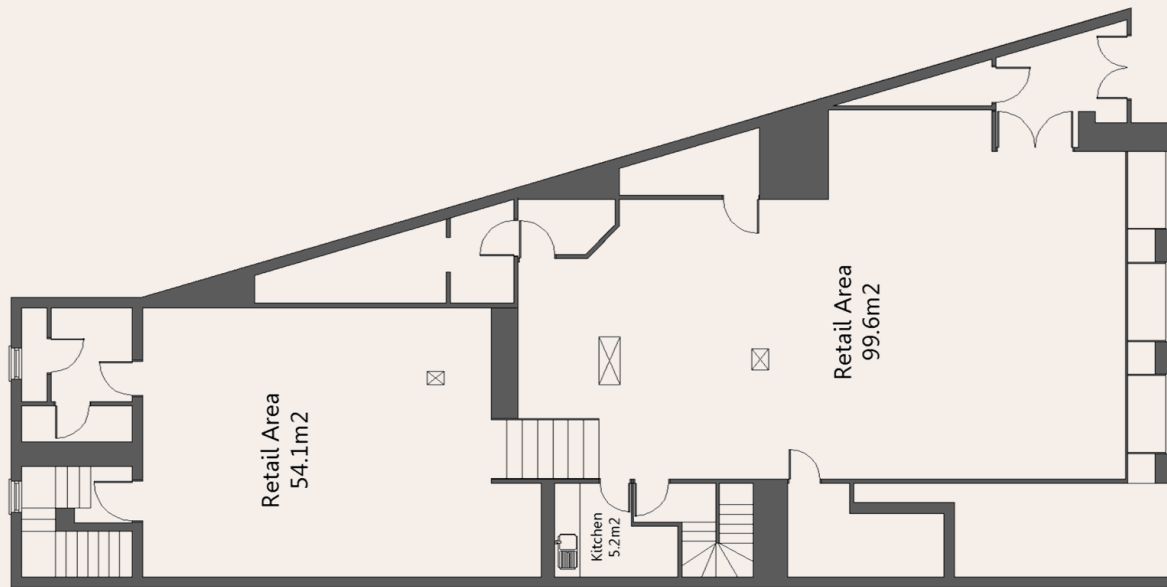
Terms

The property is offered leasehold at **£78,000 pa exc**, with a new FRI lease to be agreed.

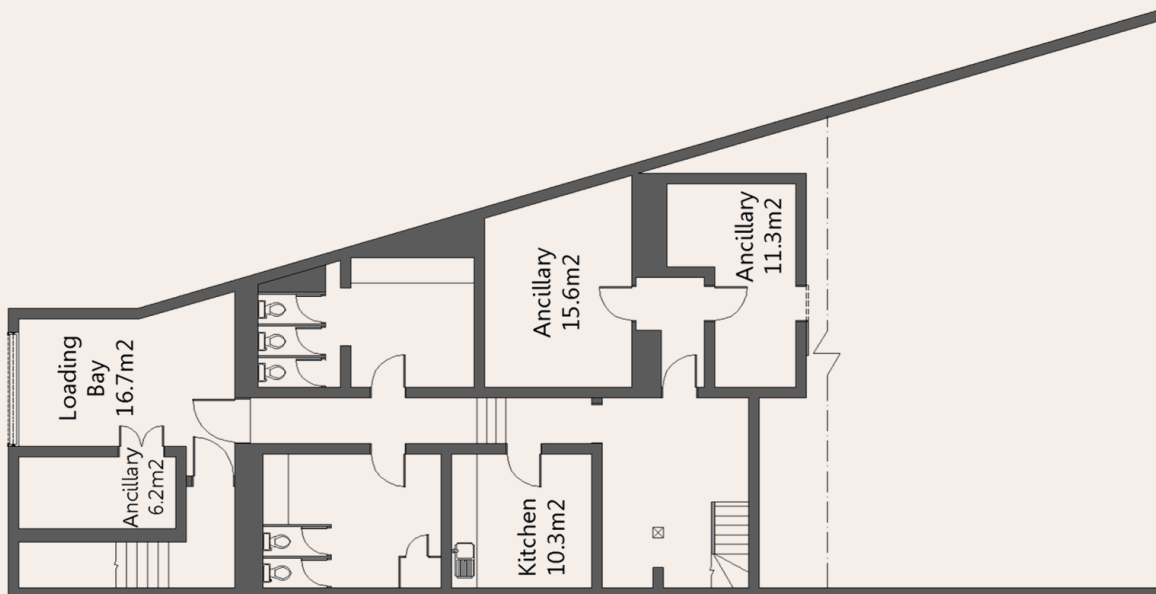


INTERIOR PLAN

Ground Floor



Basement



FURTHER INFO



For Viewing & Further Info
Please Contact the sole agent:

Energy Performance Certificate
Non-Domestic Building



GROUND FLOOR & BASEMENT PREMISES
105 Commercial Road
PORTSMOUTH
PO1 1BQ

Certificate Reference Number:
9534-3084-0521-0601-2291

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

← 85 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 416
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 96.44

Benchmarks

Buildings similar to this one could have rating as follows:
30 If newly built
80 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.



Langley House, 249 Broadway, Bexleyheath, Kent, DA6 8DB
T: 020 8298 1707 W: www.langleycs.co.uk
F: 020 8298 0699 E: agency@langleycs.co.uk

LANGLEYS
CHARTERED SURVEYORS

T: 0208 298 1707
E: agency@langleycs.co.uk

