



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**REAR OF 61 HIGH STREET COSHAM
PORTSMOUTH PO6 3AX**



**Warehouse/Retail/Gym Unit
TO LET**

- Class E Use—Multiple uses considered
- Total floor area: 1660.05 sq.ft. (154.28sq.m.)
- New lease

**Available on a new
lease at
£16,500 p.a.**

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

The premises are accessed via The Droke which is a side road off the main High Street.

The property is a warehouse style unit with Class E use which means it is suitable for a variety of uses including gym use, retail, office use and more.

ACCOMMODATION

Gross Internal Area: 1660.05sq.ft. (154.28sq.m.)

EPC RATING - C

RATEABLE VALUE - £TBA

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

TENURE

Available on a new lease with terms to be negotiated at a rental of £16,500 per annum exclusive.

PLANNING

Long established Class A1 retail use
From September 2020 this property falls within Class E Commercial Businesses and Services, which include A1, A2, A3, B1, Gym, Indoor sports and Medical use, crèche/day nursery.

Interested parties should undertake their own enquiries regarding the use class.

LEGAL FEES

The incoming tenant will be responsible for their own legal fees.

VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

Tel: 01202 551821

Website: www.ellis-partners.co.uk



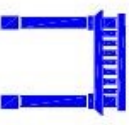
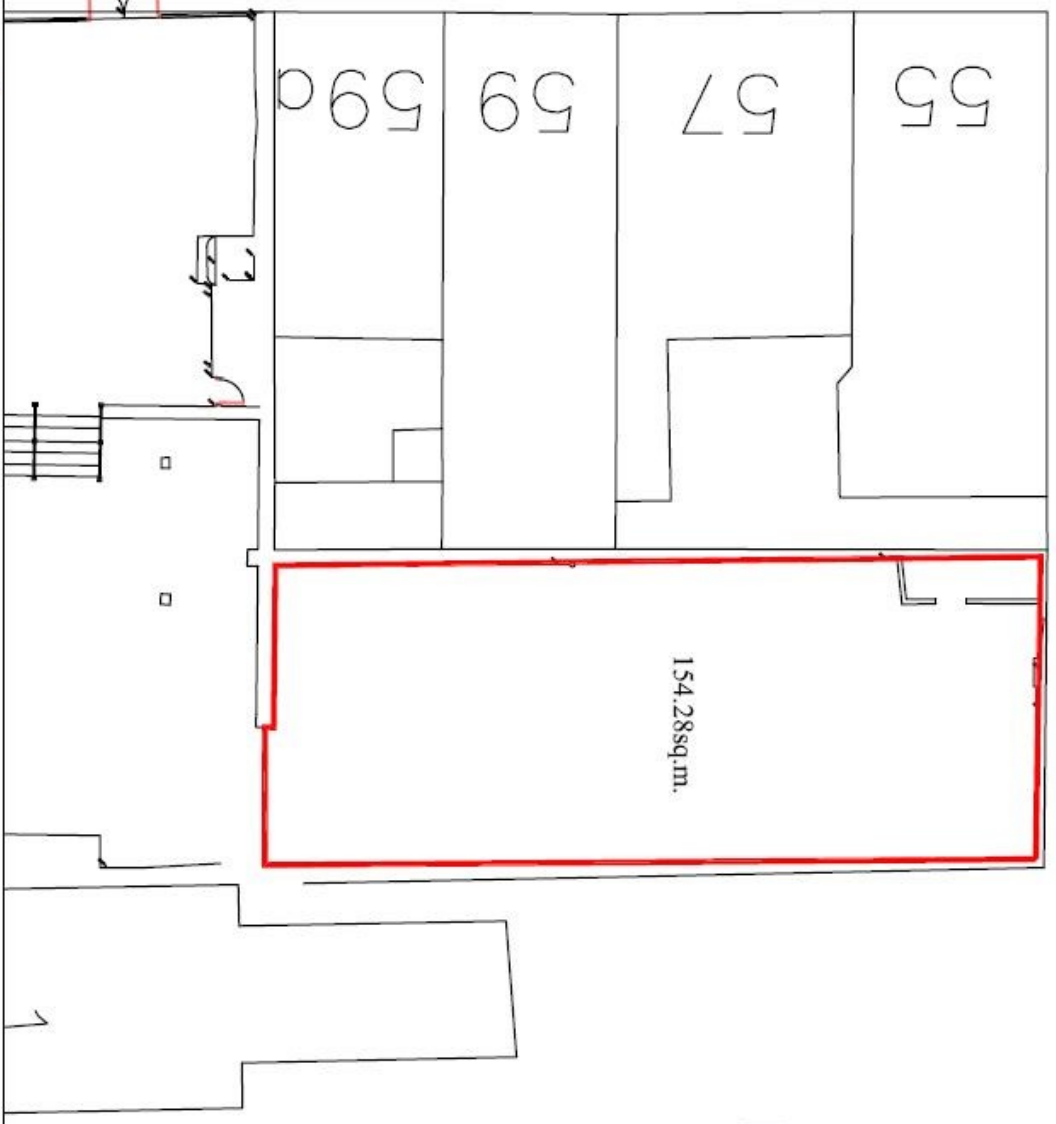
MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

The Droke

High Street



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Project		Surveyor	
Title	Rear of 61 High Street Cosham	Date	07/09/18
Floor Plan		Scale	NTS
		Size	A4
		Dwg No.	01
		Revision	





The Droke

61 High St

High Street

BUS STOP