



248C Commercial Road
Portsmouth, Hampshire PO1 1EW

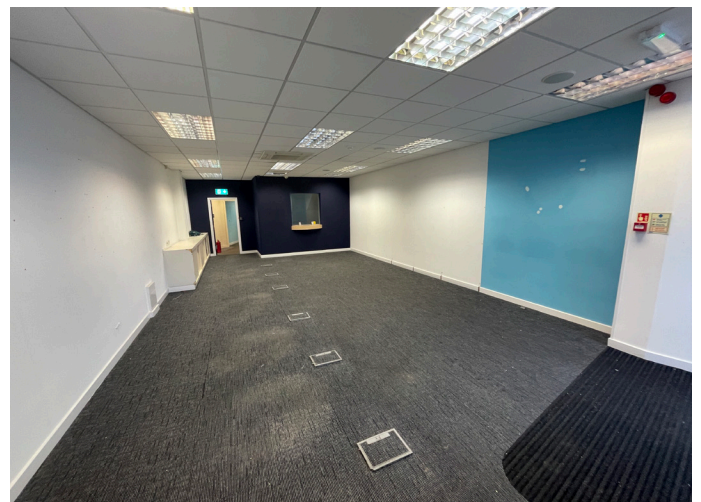
TO LET

CITY CENTRE CLASS E PREMISES

Total NIA - 150.32 sq m (1,618 sq ft)

Key Features:

- Suitable for a variety of uses (stp)
- Well located within Portsmouth city centre
- Sales area 864 sq ft
- Central position close to public car parks, bus and rail stations
- New FRI lease available
- Rent £30,000 pax
- Nearby occupiers include Subway, KFC, Specsavers, Argos, Flannels and Cascades shopping centre





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Location

Portsmouth is located approximately 19 miles south east of Southampton and 70 miles south west of London. The city benefits from excellent road communications being situated at the M27/A27 junction, which links to M3 and A3(M) and provides access to London and the wider national motorway network.

The property is situated on the eastern side of Commercial Road, which is one of the main shopping areas within the city. Nearby occupiers include, Subway, Argos, Specsavers, KFC and Cascades shopping centre.

Accommodation

The property comprises a three storey terraced building. Internally, the ground floor provides open plan sales area with two floors of ancillary space above, which include a kitchenette and WCs.

The property has the following approximate NIA:

Area	Sq M	Sq Ft
Sales Area	80.27	864
First Floor Ancillary	53.70	578
Second Floor Ancillary	16.35	176
Total NIA	150.32	1,618

Planning

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £30,000 per annum exclusive.

Business Rates

Rateable Value (2017): £38,000.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT

We understand that the property is elected for VAT.

Legal Fees

Each party to bear their own legal costs incurred.

EPC

We understand the property to have an EPC rating of C (74).

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Sebastian Martin
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023 9262 9007
www.flude.com



26 May 2021



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



Floor Plans



For identification purposes only.