



35-37 Arundel Street,
Portsmouth, Hampshire, PO1 1NB

TO LET

LARGE DOUBLE FRONTED CLASS E PREMISES

Total Size: 191.10 sq m (2,057 sq ft)

Key Features:

- Well located within Portsmouth City Centre
- Situated in pedestrianised shopping area
- Large open plan retail unit
- Available as a whole or in part
- No. 35 - 887 sq ft
- No. 37 - 1,170 sq ft
- Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses
- New FRI lease available
- Nearby occupiers include Wilko, Pure Gym and British Heart Foundation





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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 northern side of Arundel Street, which is one of the main shopping areas within the city. Nearby occupiers include Wilko, Pure Gym and British Heart Foundation.

Accommodation

The accommodation forms part of a prominent corner retail block, and provides a large, open plan retail area with ancillary staff and storage facilities. The unit benefits from extensive glazed shop-frontage and glazed canopy over the forecourt. There is also rear/side servicing from Buckingham Place.

There is the potential to split this unit in two smaller units. Please enquire.

We have measured and calculate the accommodation to have the following Gross Internal Area (GIA):

Area	Sq Ft	Sq M
No. 35	887 sq ft	82.42 sq m
No. 37	1,170 sq ft	108.67 sq m
Total	2,057 sq ft	191.10 sq m

EPC

We understand the property to have an EPC rating of C (69).

VAT

We understand the property is registered for VAT.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

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

Terms

The whole property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a rent of £27,500 pax. Alternatively, the property could be split, subject to terms.

There is a service charge.

Business Rates

Rateable Value (2023): £15,000.

Currently, all occupied retail, hospitality and leisure properties receive a discount of 75% from 1st April 2023 until 31st March 2024.

Subject to annual cash cap of £110,000 per business and qualifying use. Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

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

Legal Fees

Each party to bear their own legal costs incurred.



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GOAD Map



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:

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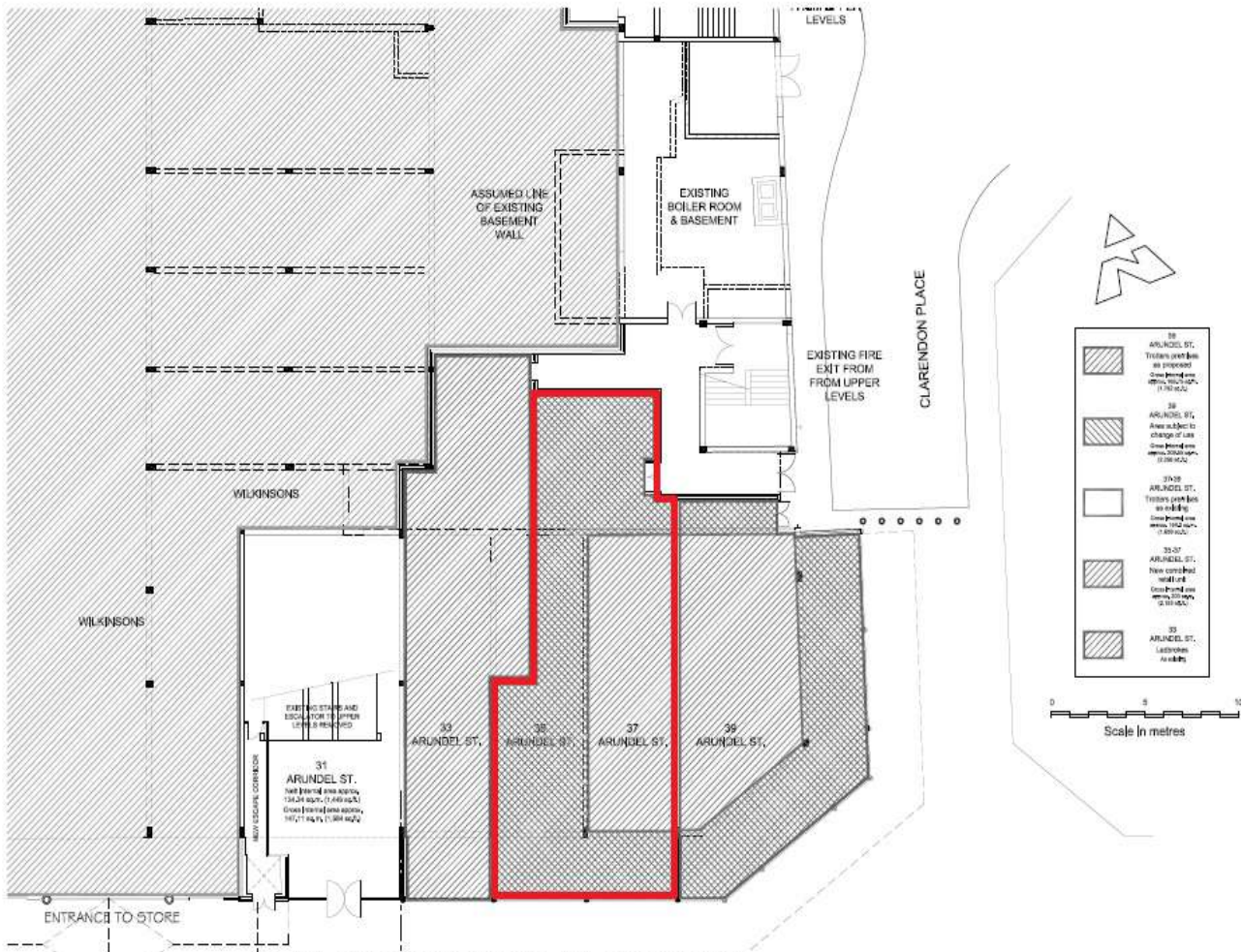


July 2023

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



Floor Plan



For identification purposes only.