



**UNITS 30-31 THE BOARDWALK, PORTSMOUTH, PO6 4TP**

**RESTAURANT TO LET**

**2,062 SQ FT (191.57 SQ M)**





# Summary

## Restaurant - To Let

Available Size	2,062 sq ft
Rent	Rent on Application
Rateable Value	£33,500
Service Charge	A service charge is applicable, further details on request
EPC Rating	C (57)

- Waterfront Leisure Scheme
- External Terrace
- Part Fitted
- Marina Views



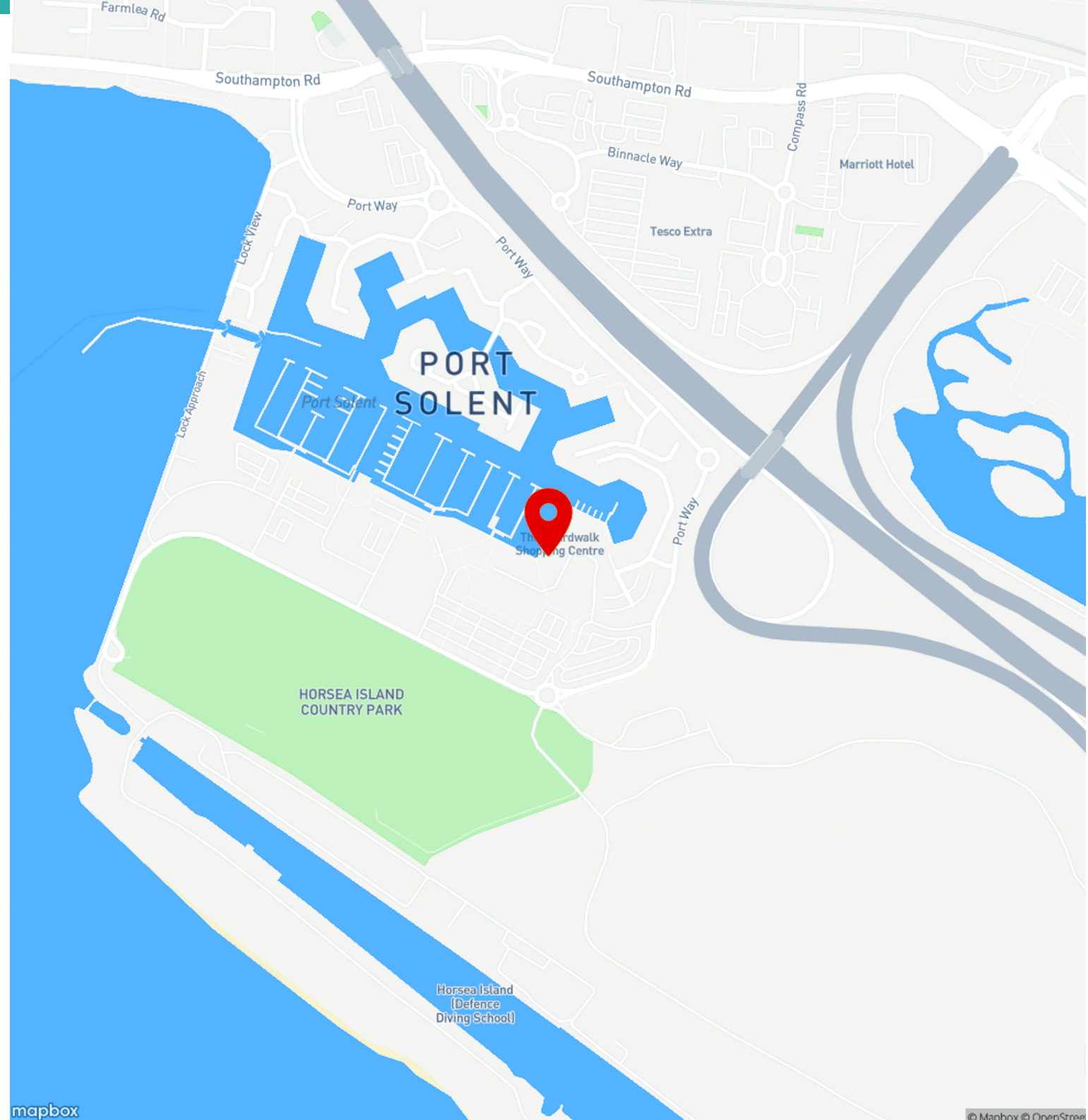


# Location



**Units 30-31 The Boardwalk,  
Port Solent, Portsmouth, PO6  
4TP**

Port Solent is an established leisure and tourist destination with an interesting mix of restaurants, bars, shops, a 6 screen Odeon cinema and David Lloyd health club. The premises occupy a prominent position close to the main entrance to The Boardwalk. Other occupiers include Zizzi, Sir Alec Rose pub, Prezzo, Koh Thai, Bangerz 'n' Burgerz, Harvester and Casa Brasil.







FREE SHOT?  
LEAVE A 5\*  
REVIEW  
(Must be 21+)



# Further Details

## Description

The premises are arranged over ground only, with an external terrace that has views across the marina basin. The premises have been trading until recently as a restaurant and retain the majority of the previous occupiers fit-out.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,062	191.57
Outdoor - External Terrace	327	30.38
<b>Total</b>	<b>2,389</b>	<b>221.95</b>

## Terms

Subject to vacant possession, the property is available on a new lease on terms to be agreed.

## Planning

The premises benefit from Class E(b) use as a restaurant.

## VAT

VAT will be chargeable on the terms quoted.

## Legal Costs

Each party to bear their own.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



## Enquiries & Viewings



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