



*CGI for illustrative purposes only*

**HANDLEYS' CORNER, 44-46 PALMERSTON ROAD,  
SOUTHSEA, PO5 3QG**

**LEISURE / OFFICE / RETAIL TO LET**

**2,500 TO 11,500 SQ FT (232.26 TO 1,068.38 SQ M)**





# Summary

## Commercial Space

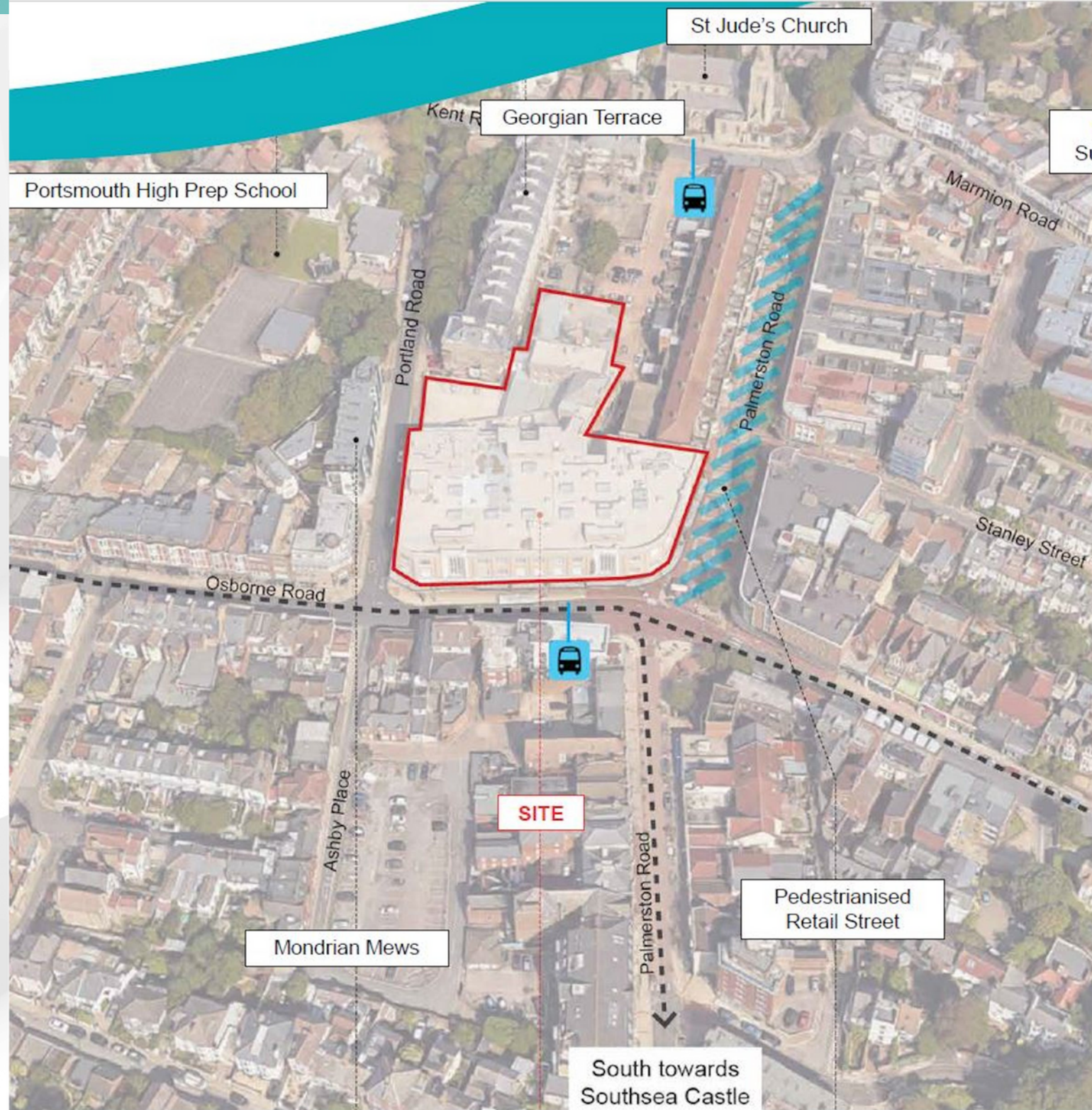
**Available Size** 2,500 to 11,500 sq ft

**Rent** Rent on Application

**Business Rates** To be assessed

**EPC Rating** To Be assessed

- Conversion works commenced
- Ground floor commercial space
- Prime town centre location
- Flexible unit sizes
- Suitable for wide variety of uses



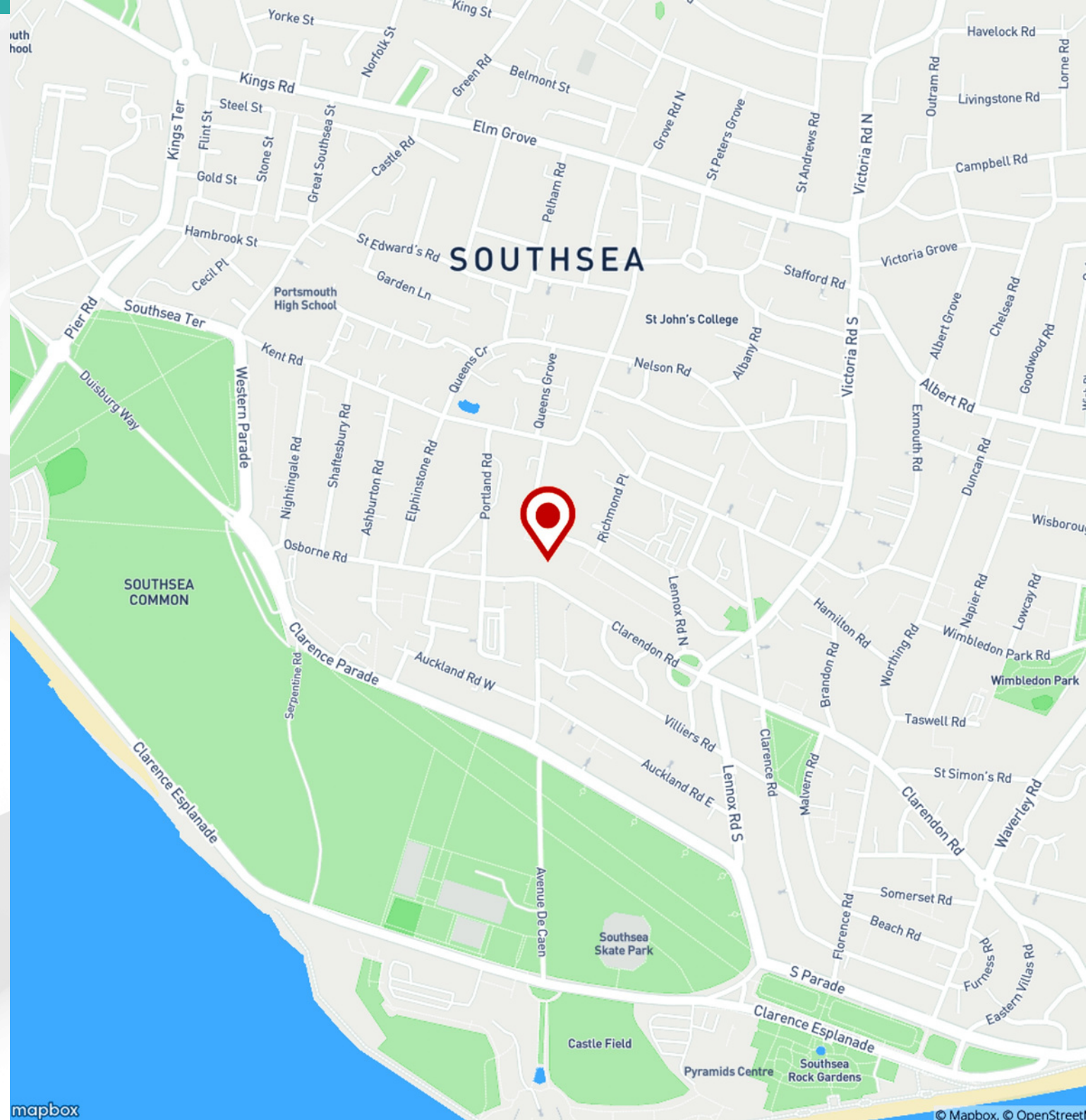


# Location



**Handley's Corner 44-46  
Palmerston Road, Southsea,  
PO5 3QG**

The building occupies a prime location fronting both Palmerston Road and Osborne Road in Southsea's main shopping area. The centre is anchored by a Waitrose store and benefits from various shopper car parking. Palmerston Road is a busy thoroughfare with the pedestrianised section accommodating retail and leisure occupiers including Loungers, Coffee#1, New Look, Robert Dyas and WH Smith. Osborne Road has a thriving independent occupier scene, with retailers, coffee shops, bars and restaurants.







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# Further Details

## Description

Conversion of the existing former department store building is underway to provide a mixed use scheme with commercial space at ground floor level and residential apartments over the upper floors. The scheme will preserve key architectural assets such as entrances, stairwells and glazing. Part of the commercial space at ground floor level is set to be occupied by a GP surgery and pharmacy. The remaining space is capable of occupation as a whole or in part. An indicative scheme showing division into 5 commercial units has been prepared, incorporating back of house, plant and delivery areas, but there is flexibility depending on occupier requirements. The intention is to provide the commercial units in shell condition, with glazing & entrance doors and separate mains services as required.

## Accommodation

The accommodation comprises the following:

<b>Name</b>	<b>sq ft</b>	<b>sq m</b>
Ground	11,500	1,068.38
<b>Total</b>	<b>11,500</b>	<b>1,068.38</b>

## Terms

Available on new lease basis for a term to be agreed, subject to 5 yearly rent reviews.

## Planning

The ground floor currently benefits from a Class E use but is suitable for a wide variety of alternative uses that could include retail, leisure and office.

## Rateable Value & EPC

To be assessed.

## Legal Costs

Each party to bear their own legal costs.

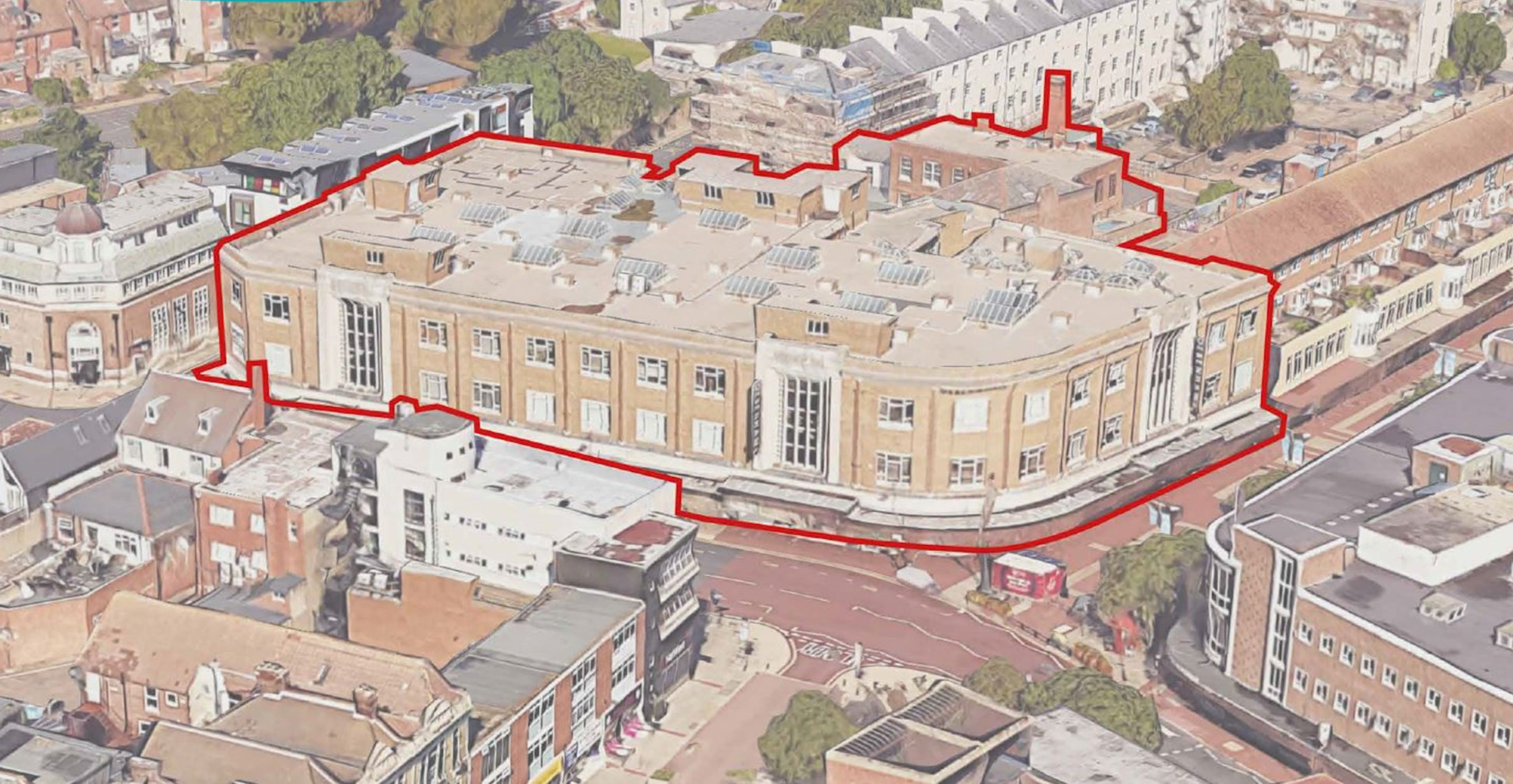
## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## 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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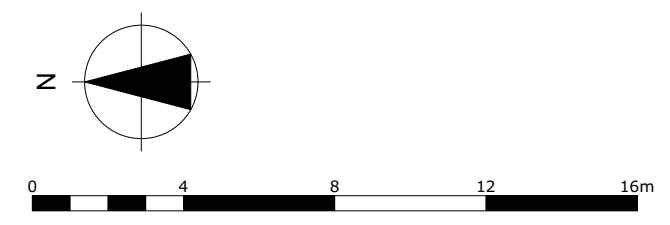
CLARE

Palmerston Road Precinct

TONBRIDGE STREET

OSBORNE ROAD

PORTLAND ROAD



**Please Note:**  
 Dimensions to be checked on site and any discrepancies are to be highlighted to the Architect prior to construction.  
 Topographical / Ordnance Survey information shown has been prepared by a third party, HGP accept no responsibility for accuracy or completeness of the survey.  
 This drawing is to be read in conjunction with all other project drawings, construction notes and / or project specifications including those by other project consultants and specialists. All discrepancies should be reported immediately.  
 Design subject to detail development / approval. Measurements and accommodation schedules subject to amendments following coordinated input by others. Costings cannot be finalised until approval / confirmation by relevant authorities and Client.

All areas are subject to changes following confirmation of energy strategy, wall build ups and further detailed design.  
 Access may be required in the future to the SVPs and services for the apartments above and the tenancy agreements should reflect this requirement.

- Legend:**
- Planning application boundary
  - Land under applicants ownership
  - Commercial Unit
  - Residential Circulation Space
  - Residential Bin/Bike Store
  - Commercial Bin Store
  - Plant

Rev.	Description	Date	DB	CB
P6	Ground floor demise drawing	12.01.22	HC	MW
P5	PLANNING ISSUE	04.12.20	JCR	MW
P4	PLANNING ISSUE	27.11.20	MB	MW
P3	PLANNING ISSUE	06.11.20	JCR	MW
P2	PLANNING ISSUE	01.09.20	MB	MW
P1	PLANNING ISSUE	22.05.20	MB	MW

Date: MAY 20  
 Drawn By/Checked By: MB/MW  
 Scale: 1:200@A1  
 Revision: **P6**  
 Project: **Handleys Corner, Southsea**  
 Title: **Proposed Ground Floor Plan**  
 Dwg #: **19.091\_HGP\_A\_221**  
 Status: **PRELIMINARY**

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