



**5A EDINBURGH ROAD, PORTSMOUTH, PO1 1DE**

LEISURE / OFFICE / RETAIL TO LET

2,949 TO 8,095 SQ FT (273.97 TO 752.05 SQ M)





# Summary

## Prominent Retail/Commercial Unit Available To Let

Available Size 2,949 to 8,095 sq ft

Rent Rent on application

Rates Payable £62,790 per annum

Rateable Value £115,000


EPC Rating B (45)

- City Centre Location
- Open Plan Floor Plates
- Recently Refurbished
- Air Conditioning
- Individual Meeting Rooms





# Location

 5A Edinburgh Road,  
Portsmouth, PO1 1DE

The property is located in a busy city centre position close to the junction of Edinburgh Road and the southern end of Commercial Road. Commercial Road is the main retail thoroughfare within Portsmouth city centre. There has been considerable development nearby with approximately 3,150 new student beds being created and a new 152 bedroom Travelodge Hotel. Iceland are adjacent, whilst other nearby occupiers include CEX and The Works. There are various leisure occupiers in the vicinity including Sprinkles Gelato.









# Further Details

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground	2,949	273.97
1st - Offices	5,146	478.08
<b>Total</b>	<b>8,095</b>	<b>752.05</b>

## Description

The property is arranged to provide an open plan ground floor area with internal staircase leading to the first floor arranged as a large open plan area, number of offices and staffroom / kitchen. The unit has rear access at ground floor level to Willis Road.

## Terms

The property is available on a new full repairing and insuring lease for a term to be agreed, subject to 5 yearly rent reviews.

## 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.

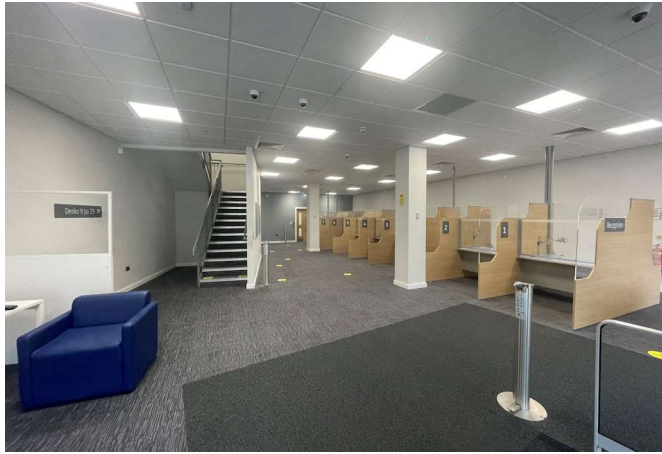
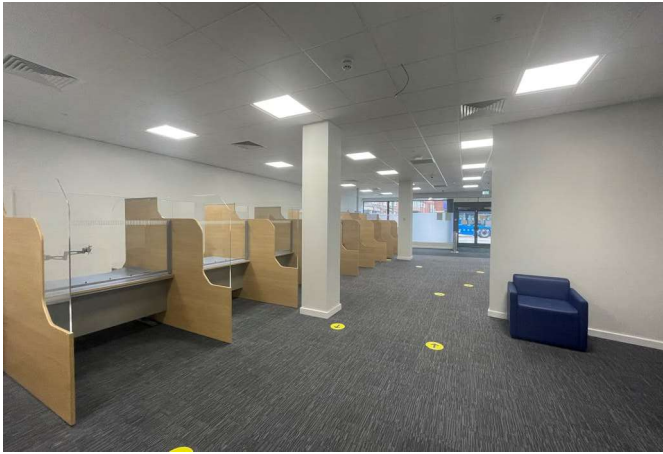
We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020. Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Legal Costs

Each party to pay their own legal costs.

## 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



**Oliver Hockley**

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07557 504952



**Tim Clark**

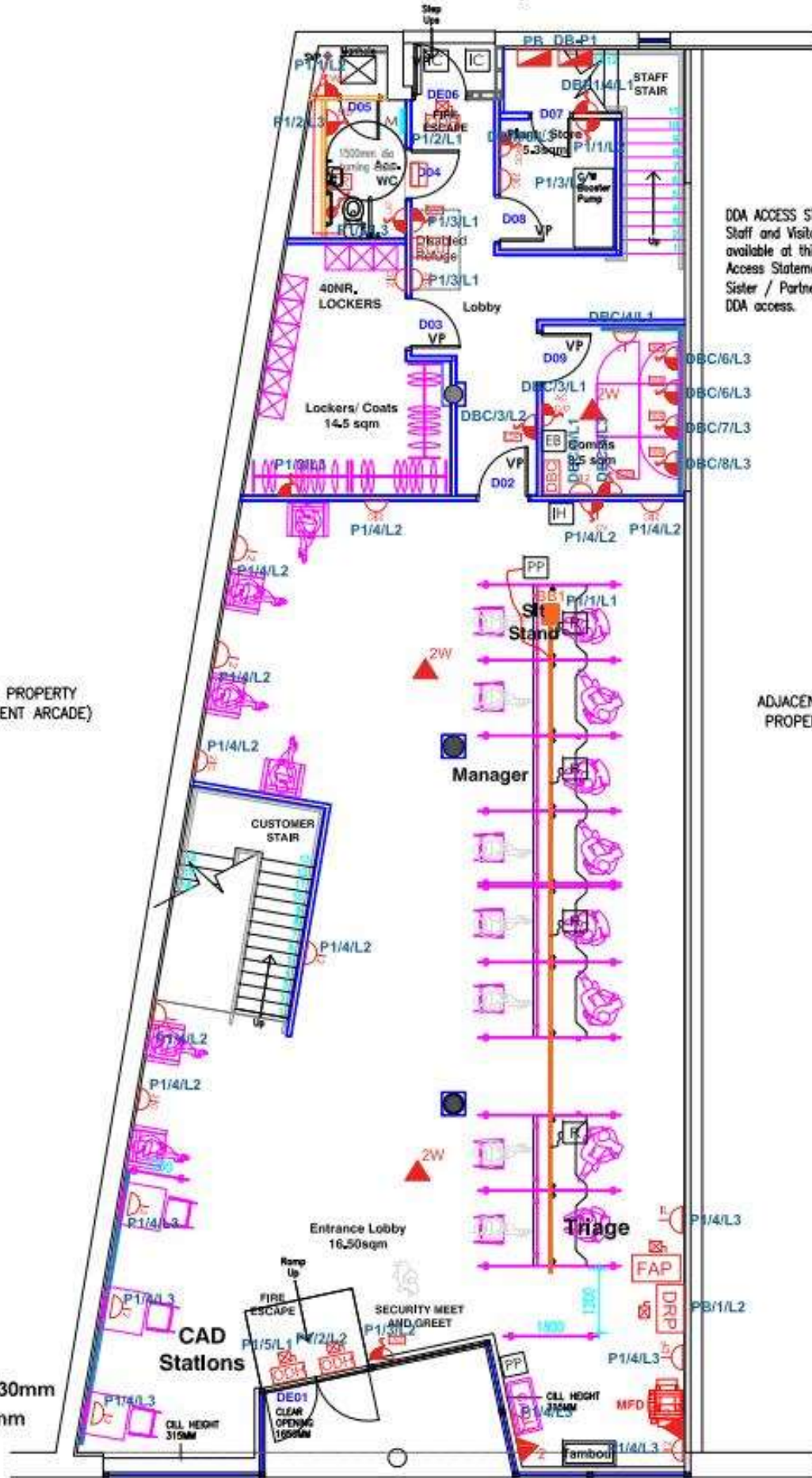
tclark@vailwilliams.com

07584 214662





**STAFF ENTRANCE  
(NON DDA  
ACCESSIBLE)**



**DDA ACCESS STATEMENT:**  
Staff and Visitor DDA access not available at this site as stated within Access Statement.  
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ADJACENT COMMERCIAL PROPERTY  
(GOLDEN TOUCH AMUSEMENT ARCADE)

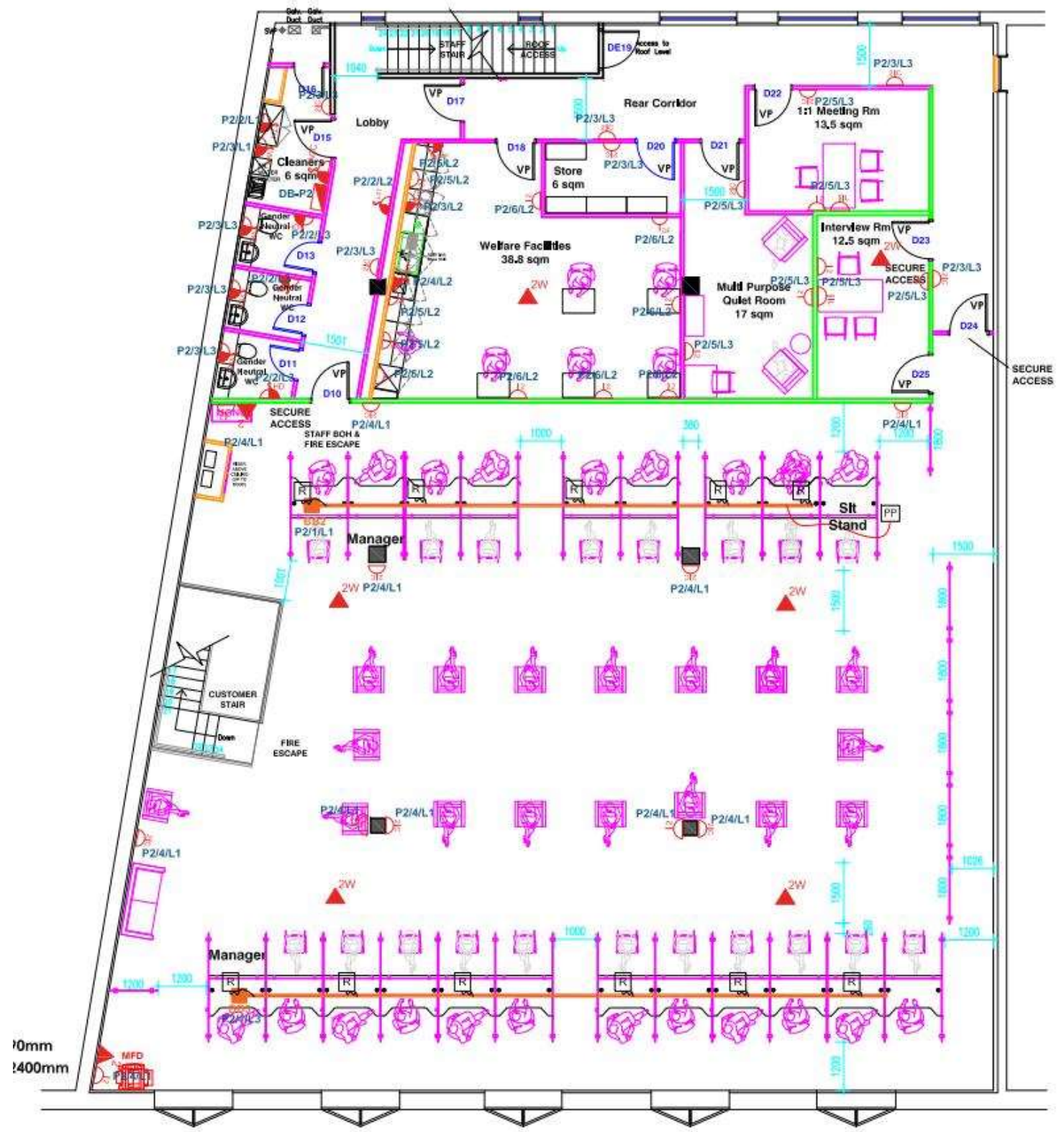
ADJACENT COMMERCIAL  
PROPERTY (ICELAND)

Soffit Height - 3875-3930mm  
Ceiling Height - 3000mm

**CUSTOMER**

**Small Power Layout - Ground Floor**





Small Power Layout - First Floor