Illustrious House, Winston Churchill Avenue, Portsmouth PO1 2GF

FLUDE commercial
INCORPORATING GARNER WOOD

TO LET

New Retail Unit

Size 278.71 sq m (3,000 sq ft)

Key Features

- On main thoroughfare to city centre and university quarter
- High footfall location
- Three phase electric
- Open plan unit
- Parking
- Flexible terms available
- Potential to split unit
- Property in densely populated residential area
- Nearby shops include Southern Co-Operative and Tesco Express

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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 in a densely populated residential location** on Winston Churchill Avenue, close to the city centre and university quarter. It also benefits from being within a **short walk from Portsmouth & Southsea Station**.

Accommodation

We have measured and calculate the accommodation to have the following Net Internal Area (NIA):

Description		
Sales Area	227.61 sq m	2,450 sq ft
Rear Store	51.1 sq m	550 sq ft
Total Size	**278.71 sq m**	**3,000 sq ft**

There is potential to split into two units. Further info on request.

Terms

The property is available to let by way of a new **(effectively) full repairing and insuring lease** for a term to be agreed. Rent on application.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Planning

We understand that the premises benefit from **Class A1 use** within the Use Classes Order 1987 (as amended).

Other uses will be considered.

EPC

To be assessed.

Business Rates

To be assessed.

Legal Fees

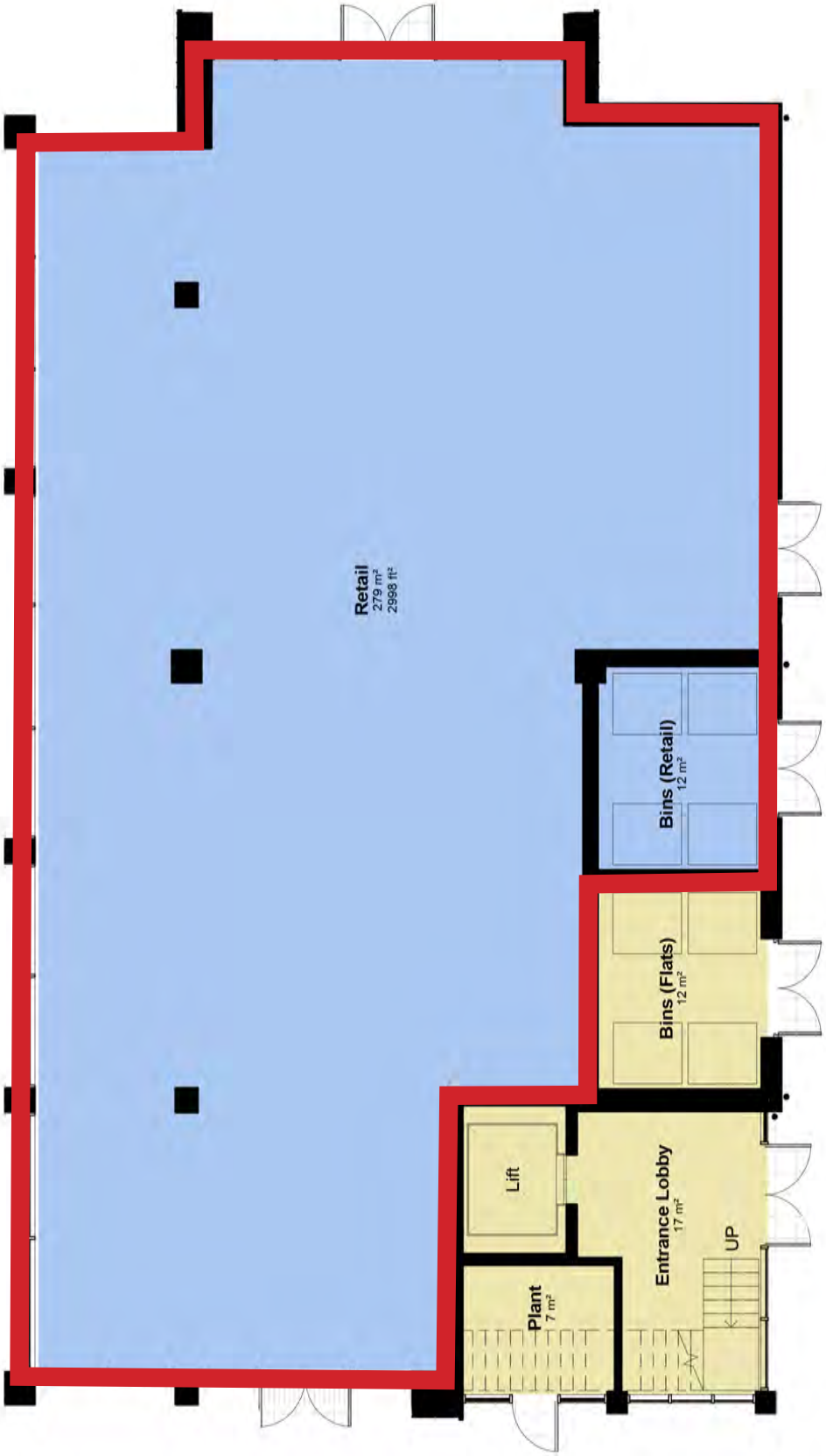
Tenant will pay the landlord's reasonable costs incurred in connection with the letting.

Viewings and Further Information

Please contact the sole agents Flude Commercial incorporating Garner Wood:

portsmouth@flude.com
023 9262 9000
www.flude.com

Floor Plan


Retail
279 m²
2998 ft²
Bins (Retail)
12 m²
Bins (Flats)
12 m²
Lift
Entrance Lobby
17 m²
UP
Plant
7 m²

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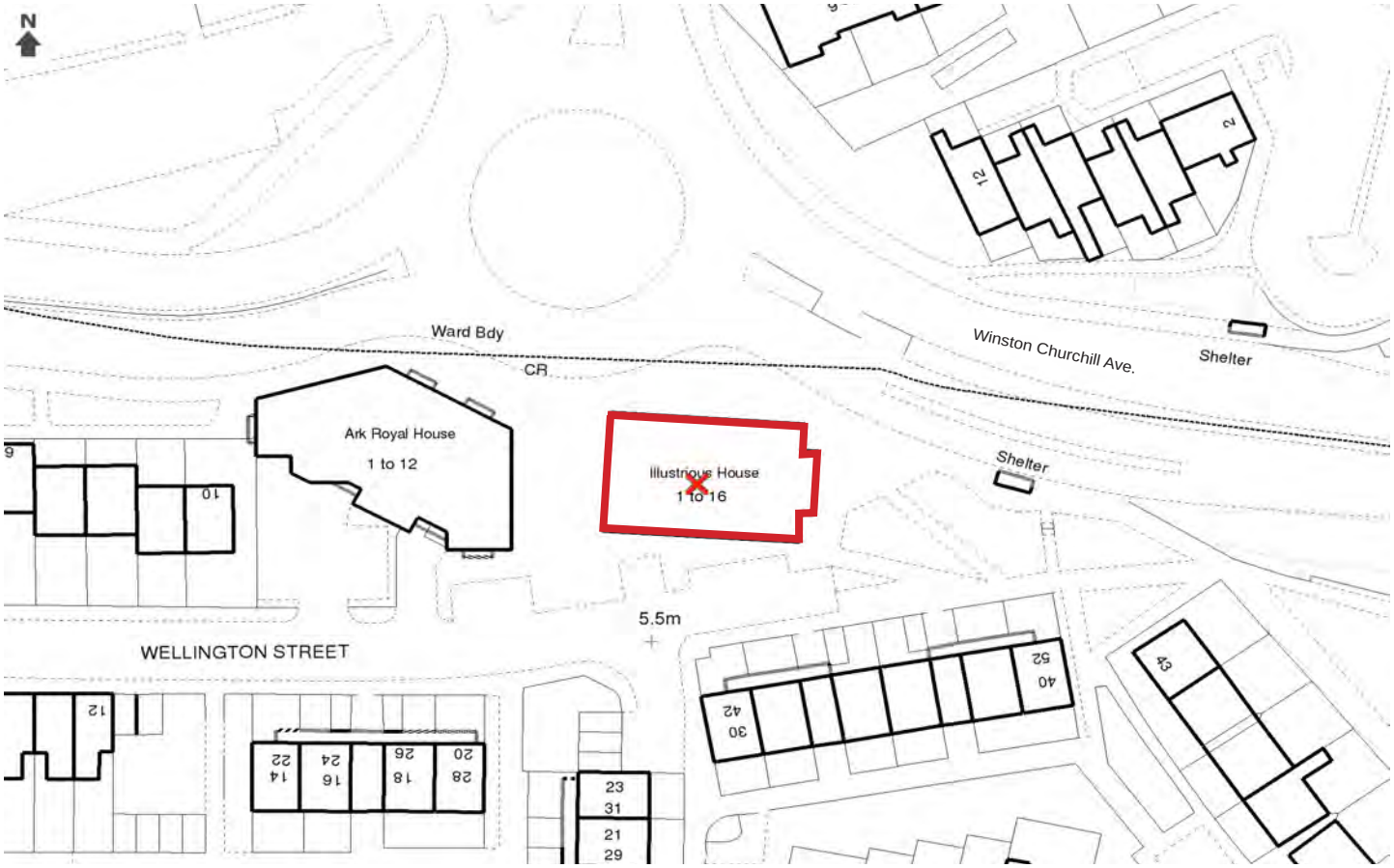
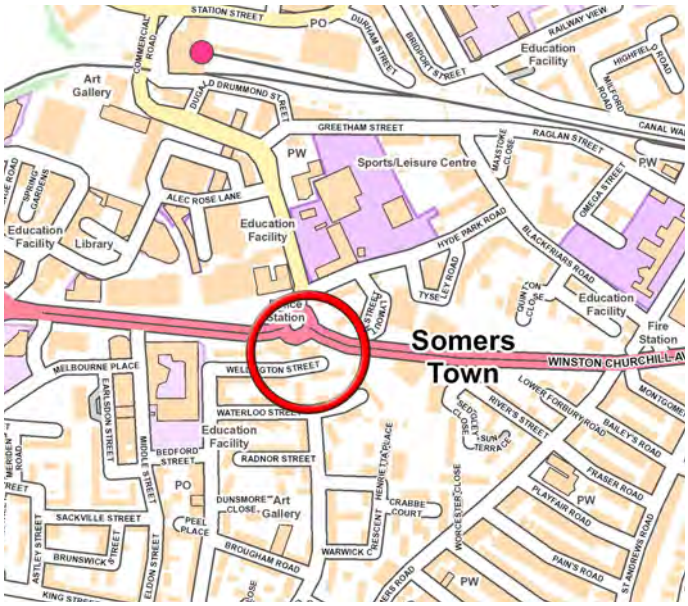
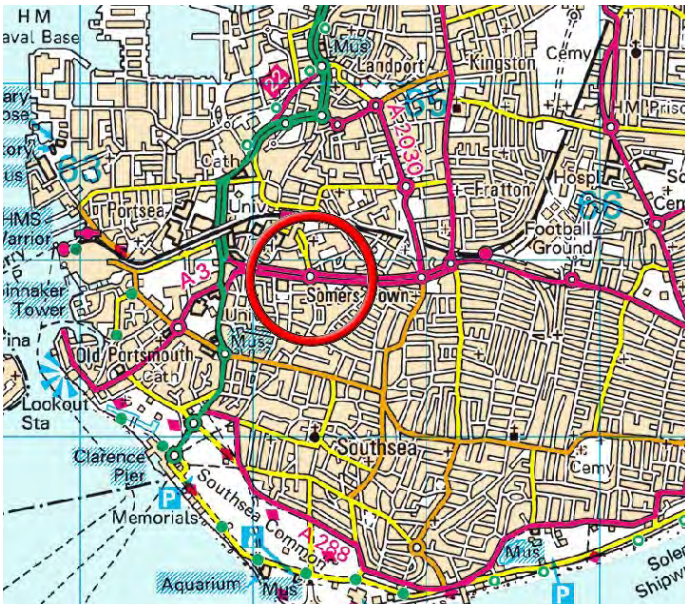
Location Maps







For identification purposes only.

Flude Commercial 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 Commercial 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.

25 October 2018