

50-52 Arundel Street, Portsmouth
PO1 1NL



FOR SALE/ TO LET

■ City Centre Retail Unit

Sales Area 125 sq m (1,343 sq ft)

■ Key Features

- City centre position close to car parking
- Large student population within area
- Open plan retail space
- Available to let on new lease or to buy
- Rent £22,500 pax
- Price £240,000 stc
- Nearby occupiers include Wilkinson's and Pure Gym



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 **southern side of Arundel Street**, which is one of the **main shopping areas** within the city. Nearby occupiers include **Wild Recruitment, The Mobility Centre, Wilkinson's and Pure Gym**.

Accommodation

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

Description		
Retail Area	125 sq m	1,343 sq ft
Storage	6.0 sq m	64 sq ft
Total	131.0 sq m	1,407 sq ft

Terms

We are instructed to sell the **long leasehold interest with vacant possession**. The lease is for a term of 999 years from 1 January 2008. **Offers in the region of £240,000 are invited**, subject to contract.

Alternatively, the accommodation is **available to let** by way of a new **(effectively) full repairing and insuring lease** for a term to be agreed at a commencing rent of **£22,500 per annum** exclusive.

Viewings and Further Information

Please contact the sole agents Flude Commercial incorporating Garner Wood:

portsmouth@flude.com

023 9262 9000

www.flude.com



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).

EPC

We understand the property has an EPC rating of D(78).

Business Rates

Rateable Value (2017): £22,250.

Legal Fees

The prospective tenant will be required to contribute to the costs incurred in this transaction.

[illegible]

15 Oct 18