





# 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

Agency | Lease Advisory | Management | Rating | Valuation | Investment | Development

# 50-52 Arundel Street, Portsmouth PO1 1NL



#### 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.



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.



#### 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.

#### Viewings and Further Information

Please contact the sole agents Flude Commercial incorporating Garner Wood:

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

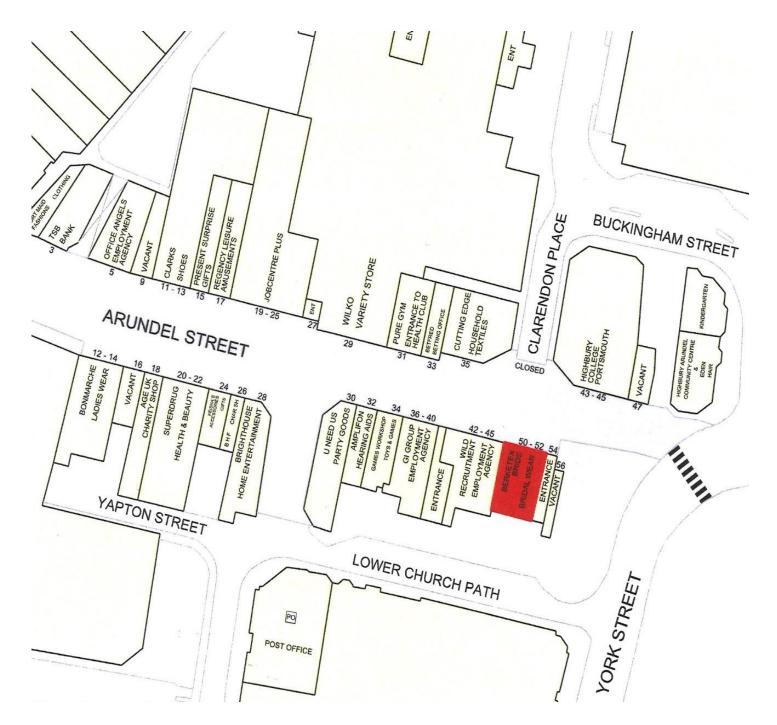




# 50-52 Arundel Street, Portsmouth PO1 1NL



### Goad Map



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.

15 Oct 18

