

105A Commercial Road, Portsmouth,
Hampshire PO1 1BQ



TO LET

■ City Centre Retail Unit

Sales Area 78 sq m (839 sq ft)

■ Key Features

- Central position close to car parks, bus and rail stations
- Well located within busy shopping area
- Large student population within area
- Open plan sales area
- Rear access and parking
- Rent £40,000 pax
- New FRI lease available
- Nearby occupiers include Santander, Natwest, Greggs, and STA Travel

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 western side of Commercial Road**, which is one of the **main shopping areas** within the city. Nearby occupiers include **Santander Building Society, Debenhams, Natwest, Greggs, STA Travel and Iceland.**



Accommodation

The building is Grade II listed with the accommodation arranged over two floors, plus a basement. Internally, the ground floor provides **open plan retail space**, together with **storage/office space** on the first floor and basement level. There is **rear vehicular loading and parking.**

We have measured and calculated the accommodation to have the following approximate floor areas:

Description		
Ground Floor Sales Area	78.0 sq m	839 sq ft
First Floor	38.6 sq m	415 sq ft
Basement	37.1 sq m	399 sq ft
Total	153.7 sq m	1,654 sq ft

Terms

The property 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 **£40,000 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 E(105).

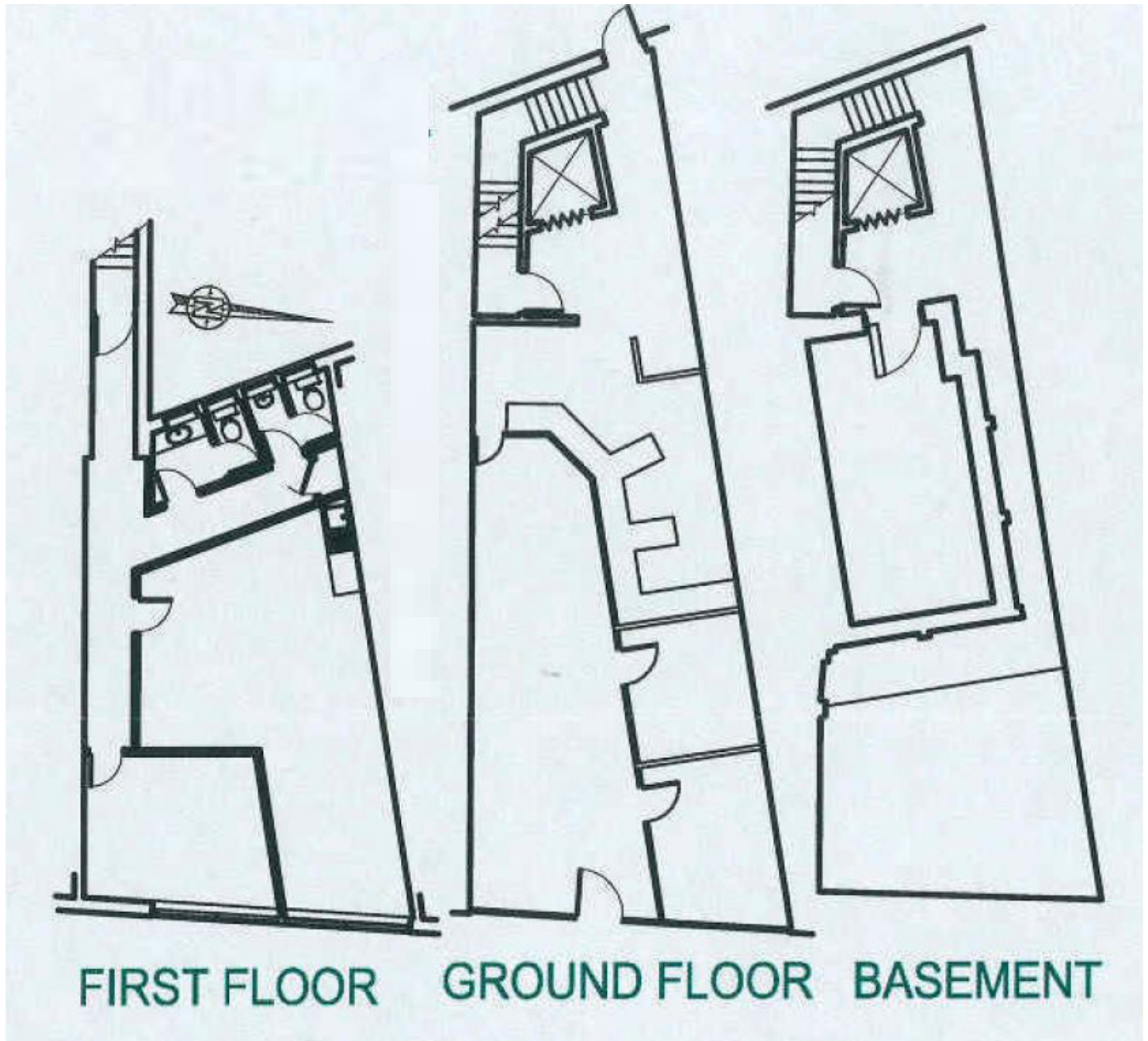
Business Rates

Rateable Value (2017): £31,000.

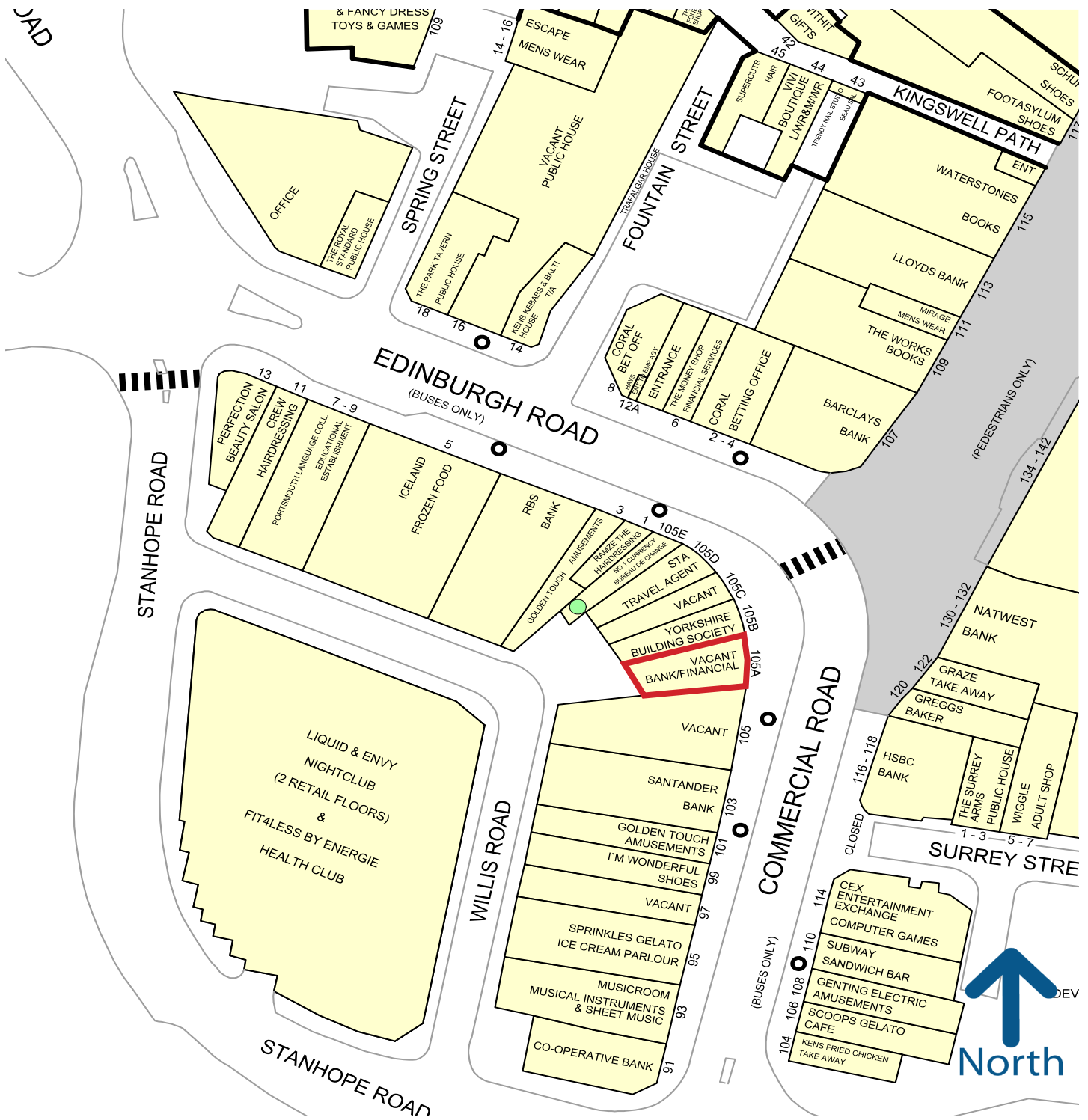
Legal Fees

The new tenant will be required to contribute to the cost of forming the new lease.

■ Floor Plan



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