

Unit 2 Southdown View, London Road, Portsmouth  
PO2 9RP



## CONFIDENTIALLY AVAILABLE

\* STAFF UNAWARE \*

### ■ Roadside Retail Unit

Size 278.7 sq m (3,000 sq ft)

### ■ Key Features

- Prominent roadside location
- Situated at junction of A3/M27/A27
- Close to Hilsea train station and main bus routes
- Mixed use development
- Shared on site customer parking - 64 spaces
- Rear customer access
- The rear unit also available via the landlord by separate negotiation - requirements of 3,000 - 6,000 sq ft can be accommodated



## Location

Hilsea, Portsmouth, is located approximately 19 miles south east of Southampton and 70 miles south west of London. Hilsea **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 accommodation forms part of a prominent mixed use development comprising 69 flats situated on the eastern side of London Road, which is one of the main roads into Portsmouth. Downland Veterinary Group occupy Unit 1 - see the site plan

## Accommodation

The accommodation comprises a ground floor commercial unit. The rear unit is also available via separate negotiation. There are 64 on-site car parking spaces for the exclusive shared use of the commercial units during extended business hours - further details available on request.

We have been provided with the following approximate floor areas:

Description	sq m	sq ft
Ground Floor Sales	278.7	3,000
Rear Unit	278.7	3,000
<b>Total</b>	<b>557.4</b>	<b>6,000</b>

## Terms

Unit 2 is available by way of a surrender and regrant, or else an assignment of the existing lease which is due to expire on 20 August 2027. The passing rent is **£44,590 per annum exclusive** and is subject to an upward only open market rent review on 21 August 2022. Consideration may also be given to a subletting. A copy of the lease can be made available upon request. The rear unit (Unit 3) is available by way of a New Lease directly from the landlord.

## Viewings and Further Information

Please contact the joint sole agents Flude Commercial incorporating Garner Wood & Rob Powter & Co:

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



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01962 715989

Rob Powter & Co  
retail property acquisition consultant



## Planning

We understand that the premises benefit from **Class A1/A3 Use** within the Use Classes Order 1987 (as amended).

As Units 1 and 3 benefit from a Class D1 planning consent, we believe that other uses are potentially achievable (STP).

## VAT

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

## EPC

We understand the property has an EPC rating tbc.

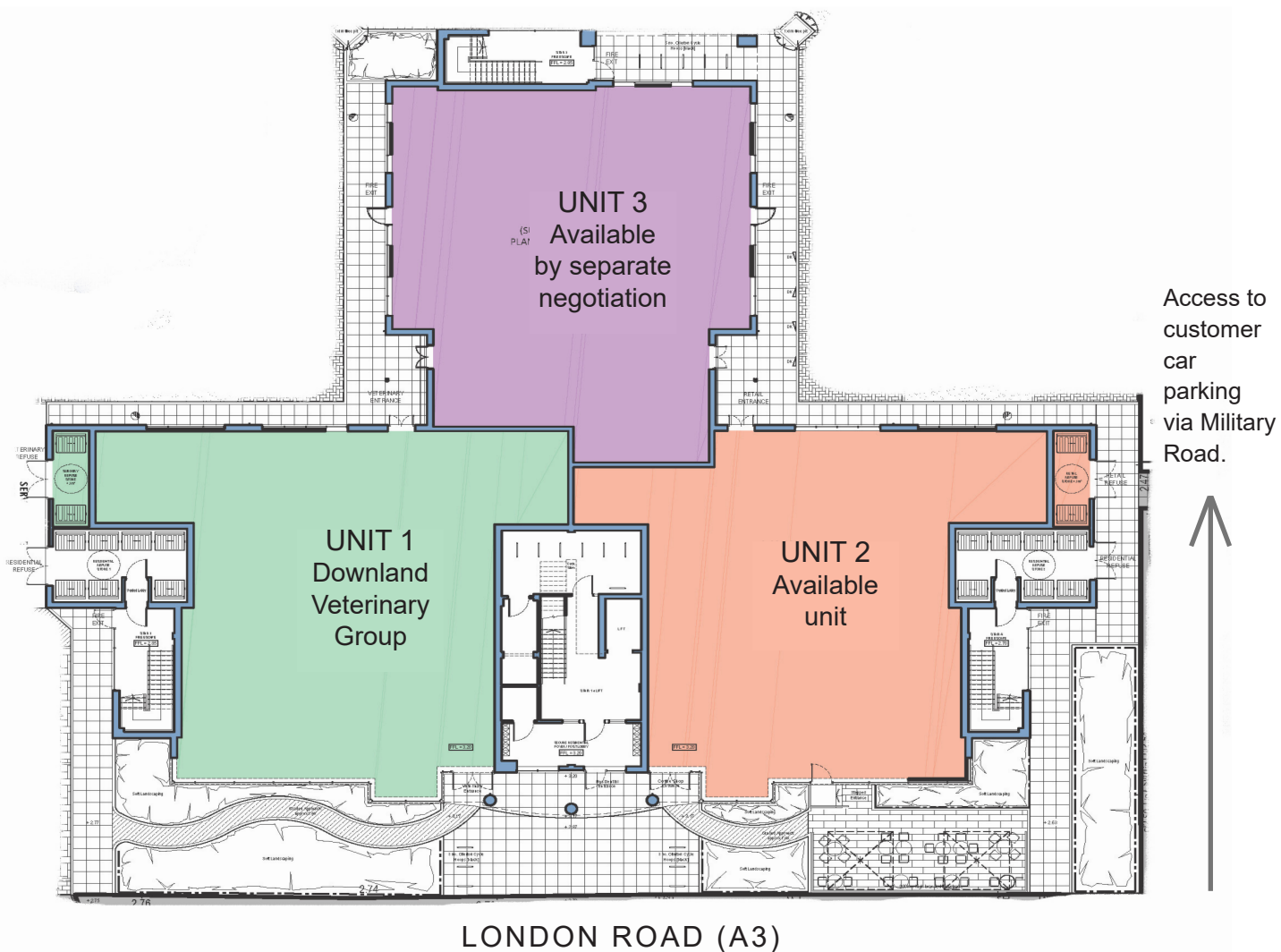
## Business Rates

Rateable Value (2017): £42,750.

## Legal Fees

Each party to bear their own legal costs incurred.

Site Plan



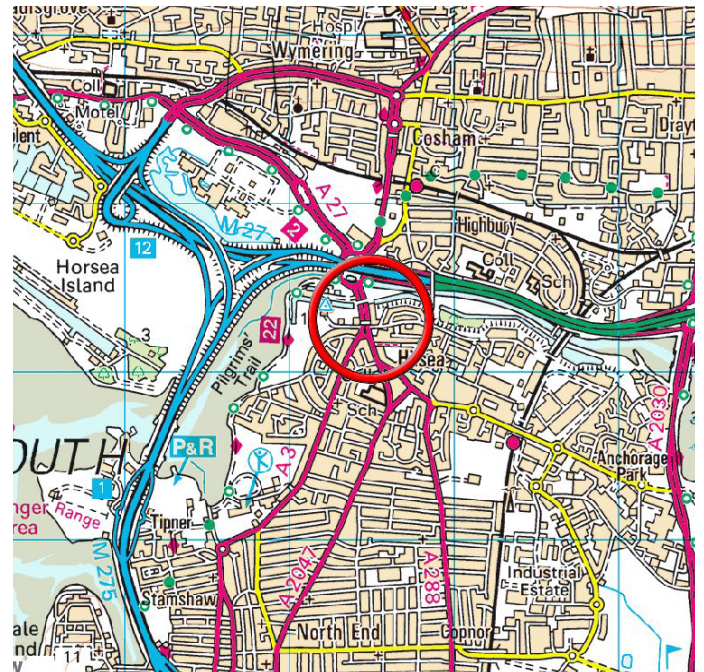
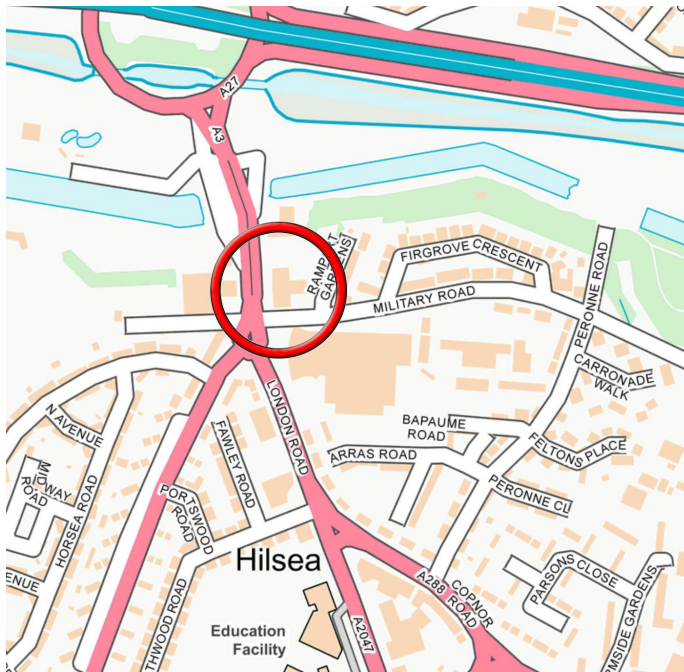
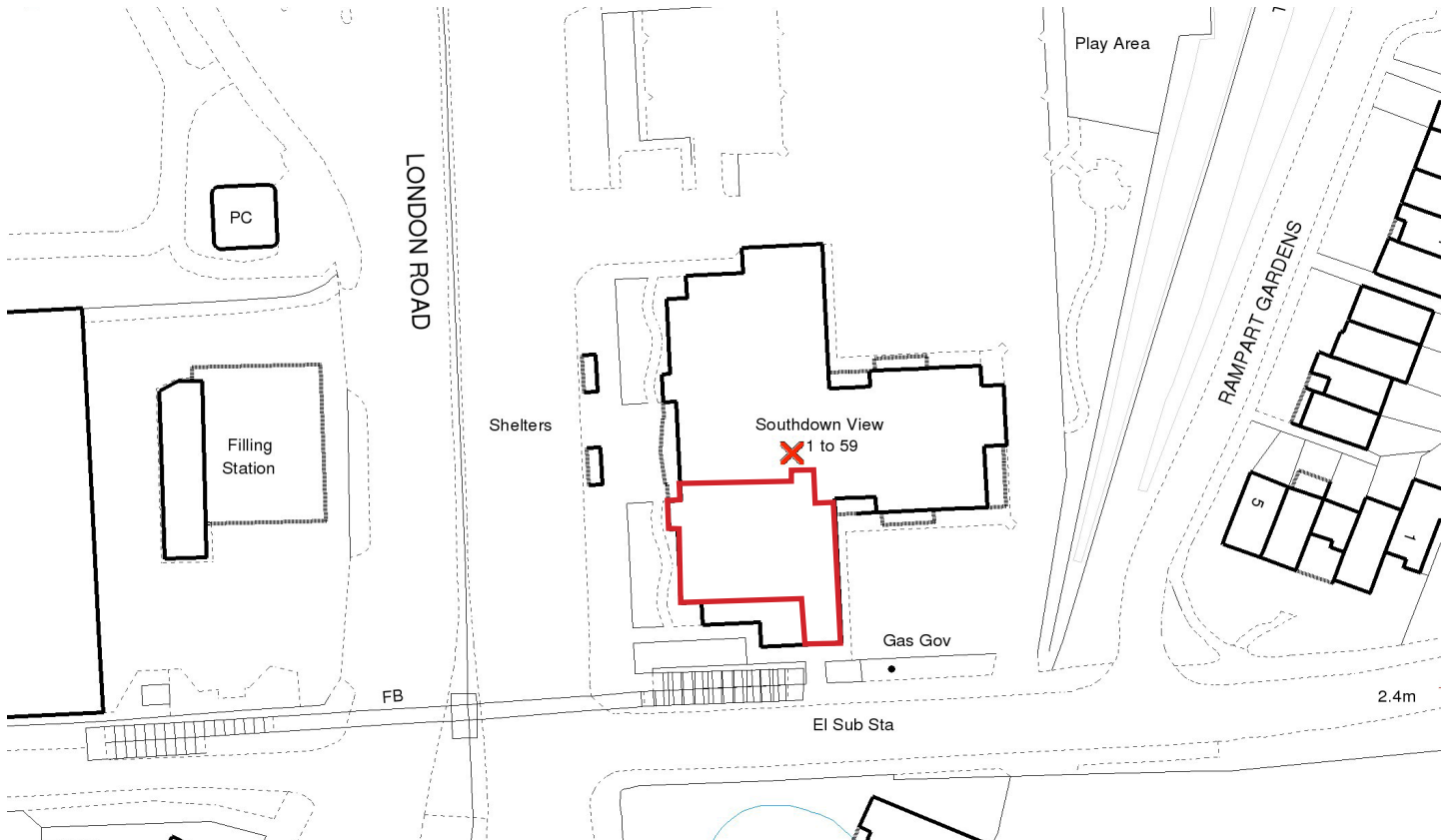
For identification purposes only.

Panoramic View





## 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.

22 February 2019