

GROUND FLOOR 24-25 THE BOARDWALK, PORT SOLENT PORTSMOUTH PO6 4TP



PRIME RESTAURANT IN WATERFRONT SCHEME TO LET



2512 sq.ft (233.36 sq.m) Gross Internal Area together with external terrace

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RESTAURANTS, BARS AND CAFÉS

FISH & GILL	13-14	FLAMING ROOSTER	22-23
CASA BRASIL	44-45	Harvester	15
CHIMCHANGA	24-25	SIR ALEC ROSE	32-33
FRIENDLY PHIL'S	30-31	WATERMARK	41-42
O SOLE MIO	19-20	WATERMARK	36-38
THE CROWN	21	WILDWOOD	46
PIZZO	43	Zizzi	33-35
Relentless	39	Richmond	24-25
		HOT ROCK	40

SHOPS

BOOKENDS	26	runnersneed	70
Cotton	29	SNOW ROCK	70
CycleSurgery	70	Trading	16-18
PAVERS	27-28	BOUTIQUE SHOPS AND TEA ROOMS	

LEISURE AND FITNESS

David Lloyd	60	ODEON	50
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OTHER

asquith day nurseries & pre-schools	60	MARINA	11-12
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DESCRIPTION

The premises has been trading as a restaurant and benefits from good internal fit-out. The unit has bi-fold glazed doors directly onto the Boardwalk and external terrace.

TENURE

The property is available on a new effective full repairing and insuring lease for a term to be agreed, subject to 5 yearly rent reviews.

RENT

£70,000 per annum exclusive of business rates, estate service charge and VAT.

PLANNING

The premises currently benefit from a Class A3 planning consent but could be suitable for use within Class A4, subject to appropriate planning being obtained. Interested parties are advised to make their own enquiries of Portsmouth City Council.

SERVICE CHARGE

A service charge is applicable to this property, further details on request.

SCHEDULE OF AREAS (APPROX. GIA)

Description	ft ²	m ²
Ground Floor	2512	233.36
Ground Floor Terrace	856	79.52

EPC

EPC Awaited.

BUSINESS RATES

We are advised by the Valuation Office Agency website (www.voa.gov.uk) that the property has a Rateable Value of £29,750. However, we would advise an interested party to confirm the accuracy of this information.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

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SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

VIEWING

Strictly by appointment through the joint sole agents.

CONTACT

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SUBJECT TO CONTRACT
July 2018

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