

PROPERTY PARTICULARS

TO LET

City Centre Lock Up Shop

1,380 sq ft (128.20 sq m)

Pedestrianised precinct



**9 Arundel Street,
Portsmouth,
PO1 1NB**

Harbour Lights, Maritime Walk, Ocean Village,
Southampton, SO14 3TL

www.keygrove.com

Keygrove is the trading name of Keygrove Commercial Limited

Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



9 Arundel Street, Portsmouth, PO1 1NB

LOCATION

The shop is located at the western end of Arundel Street which is a busy pedestrianised road adjoining Commercial Road in the city centre. Commercial Road is the main retail thoroughfare within Portsmouth city centre and benefits from a good level of footfall linking the Civic Centre, railway station and University district with the Cascades Shopping Centre. There is an NCP car park located on Crasswell Street approximately 200m from the shop.

DESCRIPTION

Ground floor lock up shop with first floor storage. Nearby national occupiers include Debenhams, Topman, Superdrug, PureGym, Wilkinsons and Clarks.

ACCOMMODATION

Approximate net internal floor area

Net sales area	572 sq ft	53.14 sq m
Rear store	75 sq ft	6.97 sq m
First floor storage	733 sq ft	68.1 sq m

Total	1,380 sq ft	128.20 sq m
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TERMS

The property is available by way of assignment of the head lease expiring April 2022 at the passing rent of £36,000 per annum exclusive. A new lease or sublease will also be considered.

RENT

£36,000 per annum

RATES

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £20,500. We recommend that prospective tenants verify this with the Valuation Office.

EPC

EPC rating D83. A copy of the EPC is available on request.

LEGAL COSTS

Parties to pay their own legal costs.

VAT

We are advised that VAT will be payable.

VIEWING

Strictly by appointment through sole agents **KEYGROVE CHARTERED SURVEYORS**

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Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at www.leasingbusinesspremises.co.uk.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order.

Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transactions.

The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100033966