



|              |                           |
|--------------|---------------------------|
| Ground Floor | 1,800 sq ft (existing)    |
| Potentially  | 3,100 sq ft (288 sq m)    |
| First Floor  | 2,564 sq ft (238.20 sq m) |
| Second Floor | 2,768 sq ft (257.15 sq m) |

## 159-161 COMMERCIAL ROAD PORTSMOUTH PO1 1BU PRIME SHOP TO LET

### In Brief

- Revised terms
- 100% pitch adjoining M&S and entrance to the Cascades.
- Reduced Rental £150,000 pax.
- First floor trading with further potential at second floor.
- Stripped back to clean shell condition in full repair

### Location

The premises occupy a 100% prime location in Commercial Road immediately adjoining the principal entrance to the Cascades Shopping Centre and **Marks & Spencer** and opposite **Boots**. Other nearby traders include **H & M**, **River Island** and **Primark**.

### Accommodation

The premises are arranged over ground, first and second floors with the following approximate dimensions/areas:

|                |             |             |
|----------------|-------------|-------------|
| Gross Frontage | 36 ft 8 in  | 10.25 m     |
| Shop depth     | 62 ft 9 in  | 19.12 m     |
| Internal Width | 31 ft 10 in | 9.70 m      |
| Ground Floor   | 1,800 sq ft | 167.23 sq m |
| First floor    | 2,564 sq ft | 238.20 sq m |
| Second floor   | 2,768 sq ft | 257.15 sq m |



### Potential Extension

Approximately 1,300 sq ft at the rear of the existing shop floor has been sublet but could be incorporated within the demise subject to possession - see attached plans.

There are WC and staff facilities on the second floor, with a loading bay also at this level serviced from the Cascades shopping centre adjoining.

### Lease

A new full repairing and insuring lease is available for a term to be agreed.

### Rental

£150,000 per annum, exclusive of business rates and VAT subject to 5 yearly upward only rent reviews.

Photo of previous occupier

### EPC

Energy Rating E (118). Full report available upon request.

### Business Rates

The Valuation Office Agency assessment on their website ([www.voa.gov.uk](http://www.voa.gov.uk)) is as follows:

|         |          |
|---------|----------|
| RV 2017 | £160,000 |
| UBR     | 47.9p    |

However, interested parties are advised to make their own enquiries of Portsmouth City Council on 023 9268 8588

### Legal Costs

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

### Enquiries

For further information please contact:

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01223 559511  
[barry.woodhouse@bidwells.co.uk](mailto:barry.woodhouse@bidwells.co.uk)

or

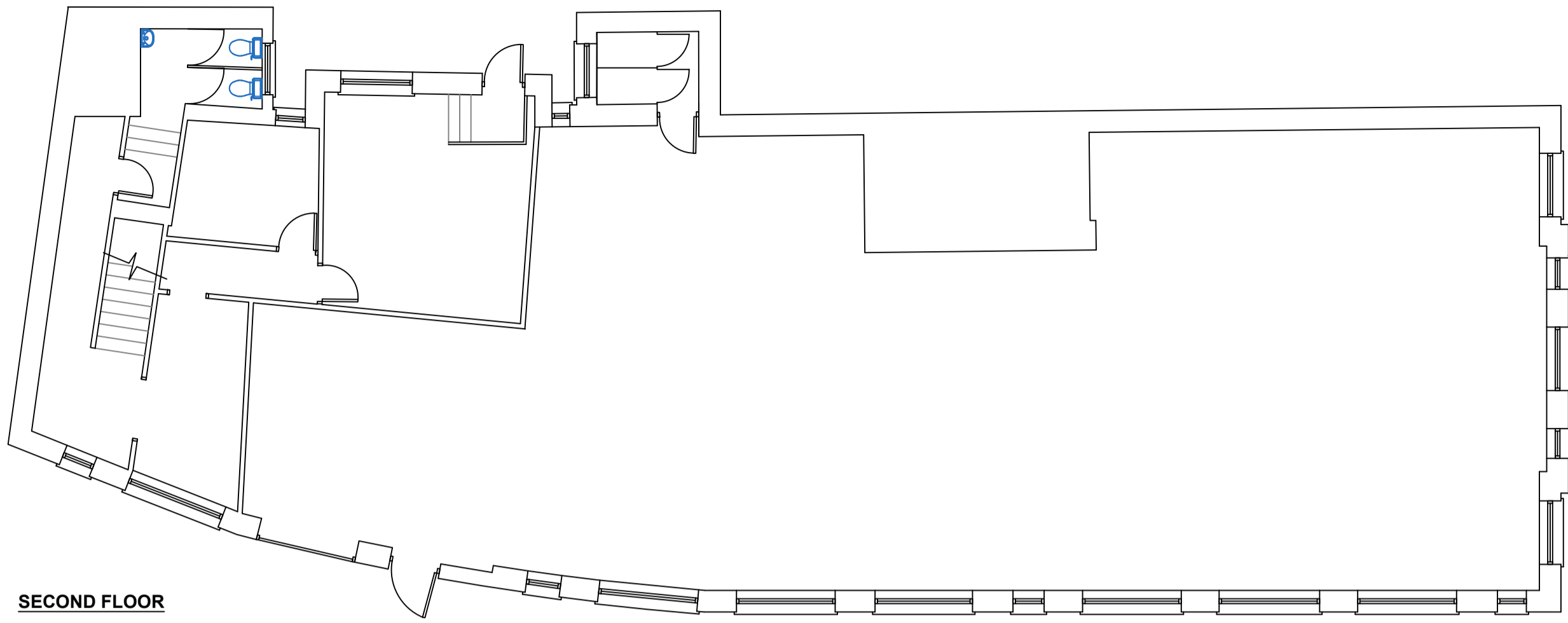
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November 2017

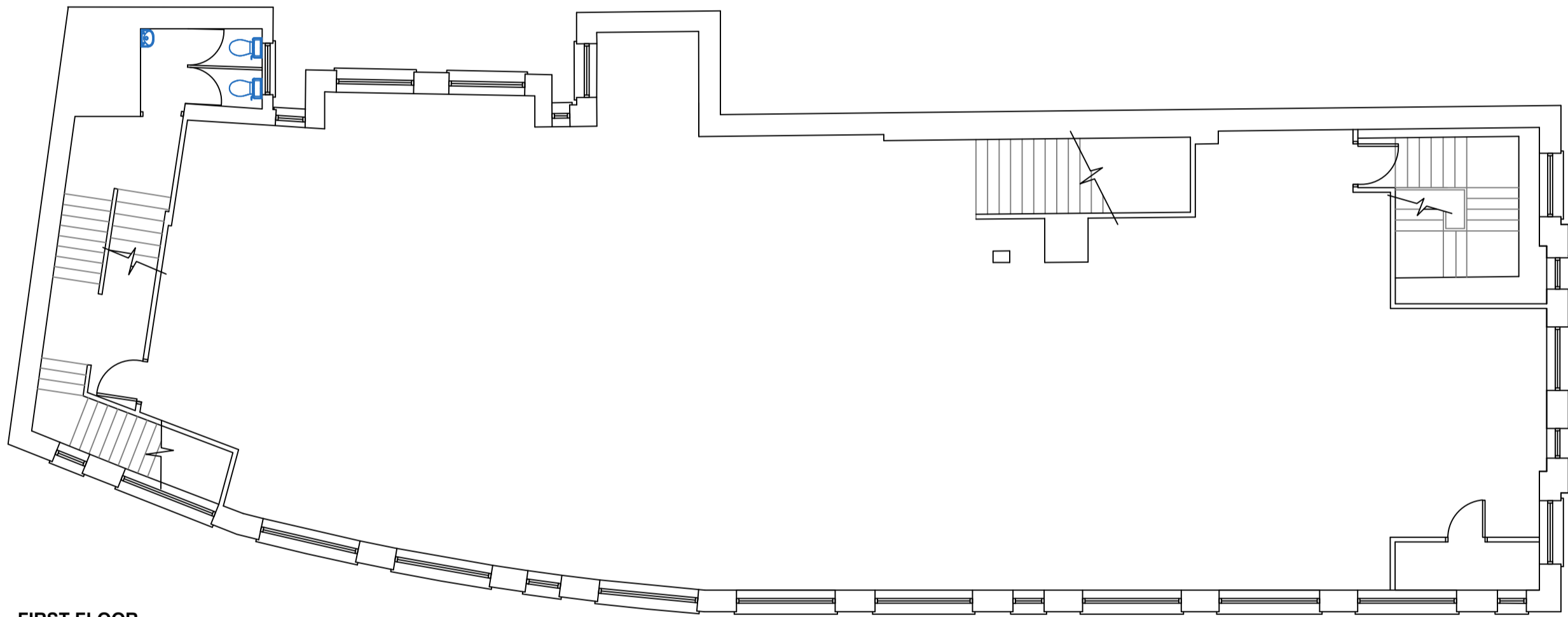
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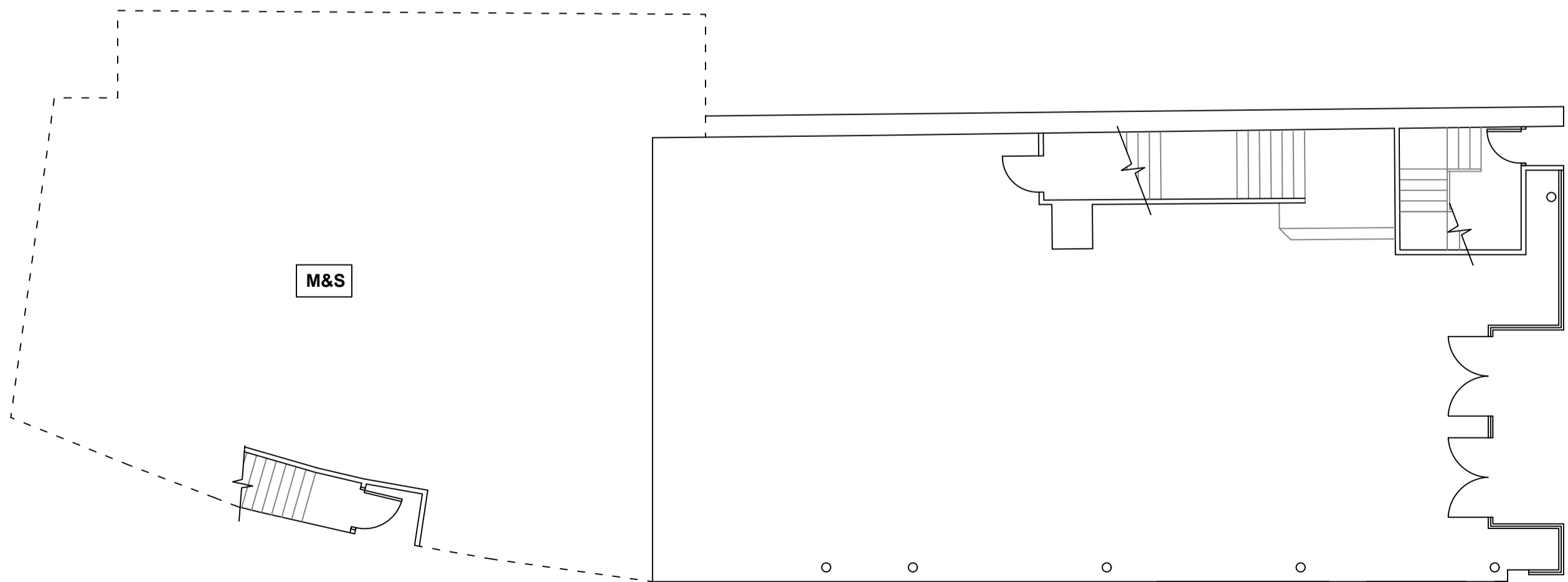
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**SECOND FLOOR**



**FIRST FLOOR**



**GROUND FLOOR**

**NOTES**

Do not scale from this drawing, use figured dimensions only.  
 All dimensions to be checked on site.  
 All drawings to be read in conjunction with other contract documentation.  
 Any discrepancies to be reported to the Contract Administrator before any work commences.  
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client: Trinity College  
 project: 159-161 Commercial Road, Portsmouth

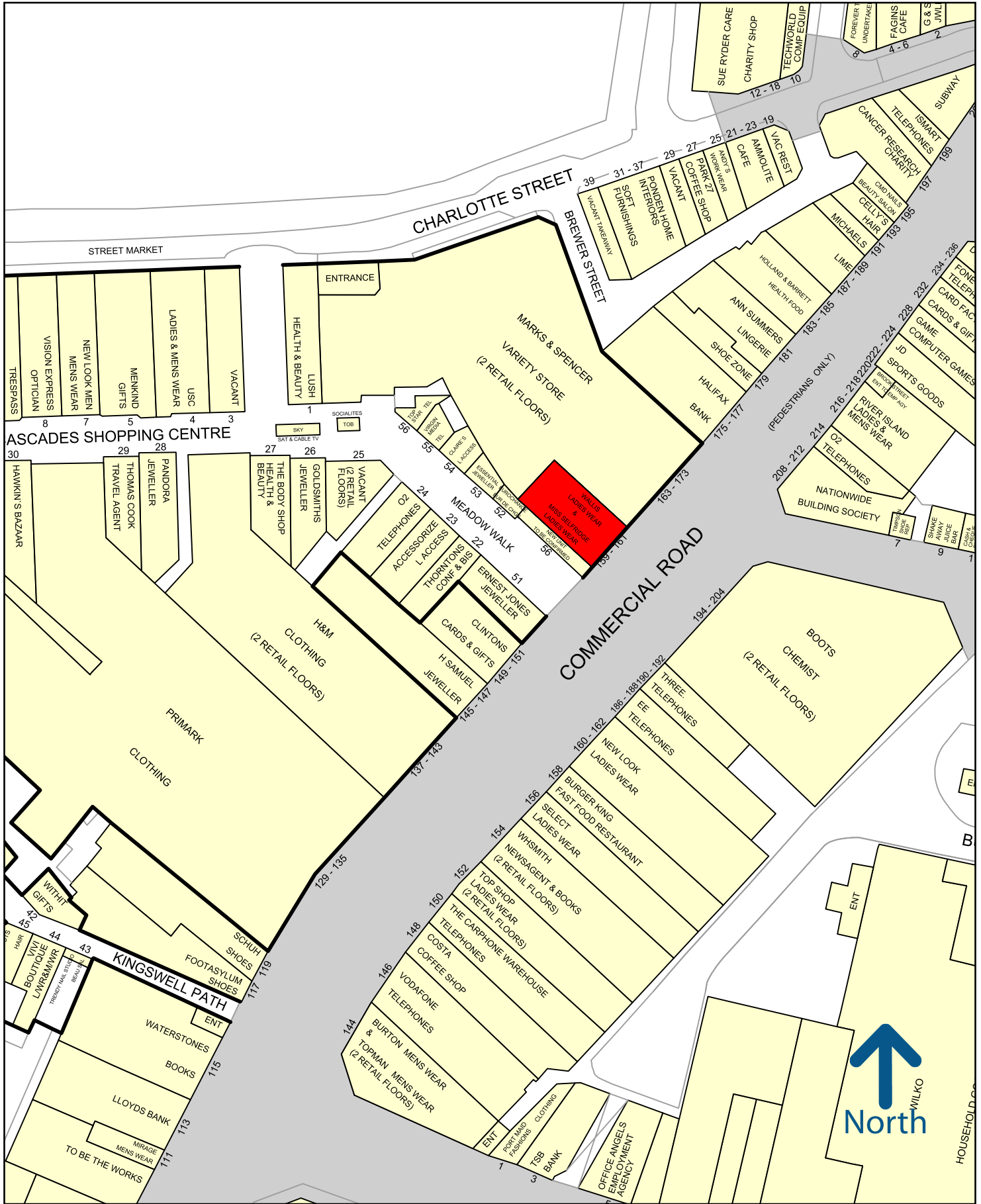
dwg title: **Floor Plans**

|             |              |         |         |       |      |        |          |            |       |
|-------------|--------------|---------|---------|-------|------|--------|----------|------------|-------|
| discipline  | ARCHITECTURE | drawn   | MC      | chk'd | --   | date   | 15/11/17 | scale @ A2 | 1:100 |
| project no. | --           | dwg no. | MKBS-01 |       | rev. | status |          |            |       |



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|      |      |             |     |       |



Experian Goad Plan Created: 27/09/2016  
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