83-85 London Road, Portsmouth PO2 0BN









TO LET

Large Retail Unit

Size 620.6 sq m (6,681 sq ft)

Key Features

- Established commercial and residential location
- Prominent corner position on busy road
- Open plan retail space
- Ground floor sales are 3,128 sq ft
- Configured over two floors
- Rent £60,000 pax
- New FRI lease available
- Nearby occupiers include Sainsbury's, Iceland,
 Boots and Lidl

Agency | Lease Advisory | Management | Rating | Valuation | Investment | Development

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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 London Road in North End, which is an established retail location and a densely populated suburb of Portsmouth. Nearby occupiers include Sainsbury's, Iceland, Boots and Lidl.

Accommodation

We have measured and calculate the accommodation to have an approximate Net Internal Area (NIA):

Description	sq m	sq ft
Ground Floor		
Sales Area	290.6	3,128
Storage	83.9	903
Total Ground Floor	374.5	4,031
First Floor		
Sales Area	238.7	2,570
Storage	7.4	80
Total First Floor	246.1	2,650
Grand Total	620.6	6,681

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 £60,000 per annum exclusive.



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 tbc.

Business Rates

Rateable Value (2017): £46,250.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

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

Viewings and Further Information

Please contact the sole agents Flude Commercial incorporating Garner Wood:

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

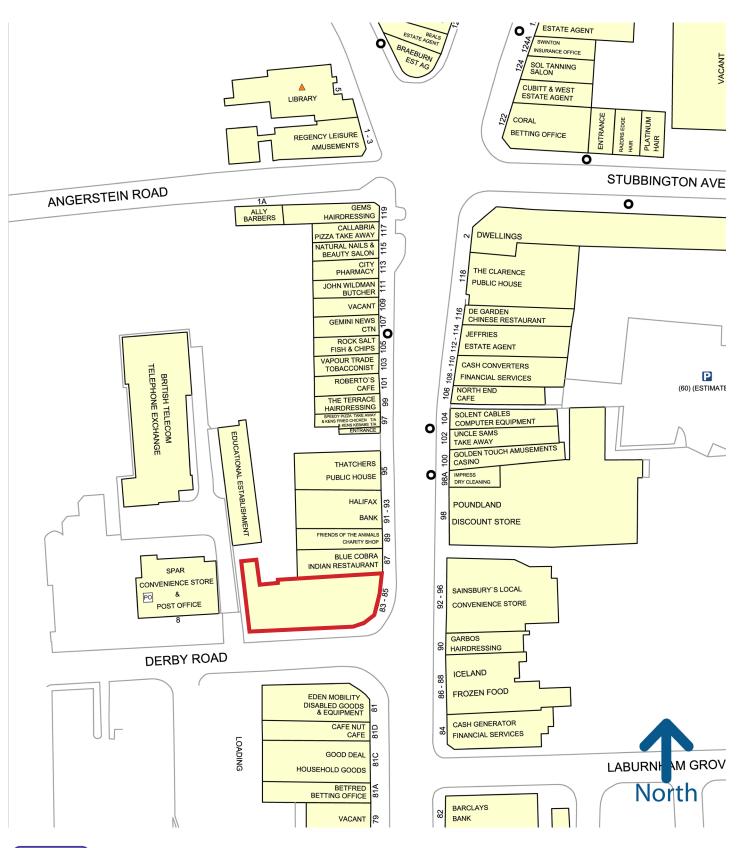




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Goad Map

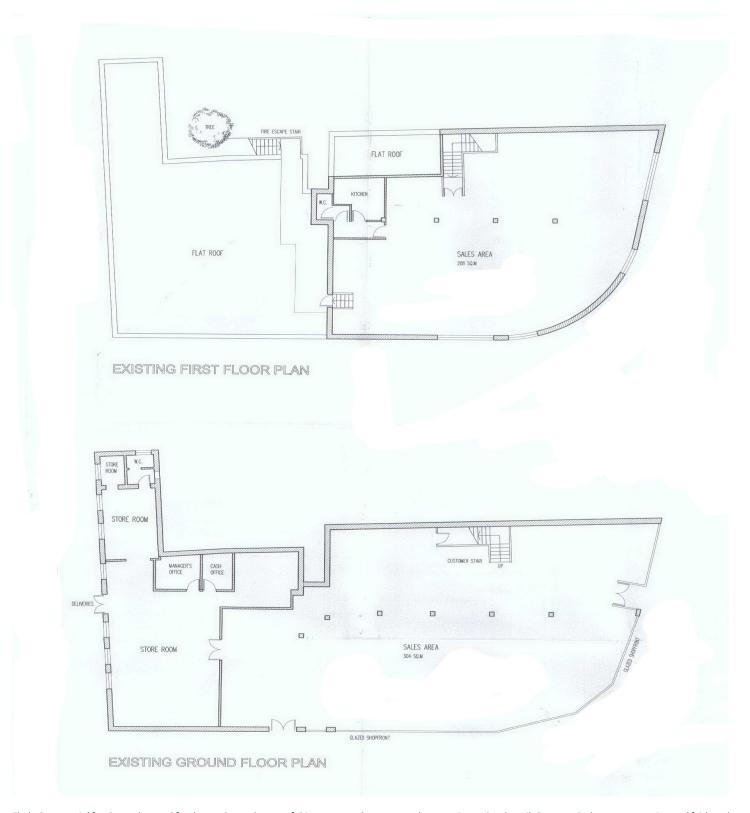




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Floor Plans



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.

18 December 2018

