

Hughes Ellard

Prime Restaurant/Bar at entrance to Waterfront scheme – To Let

426.5 sq m (4589 sq ft)

Unit 40 The Boardwalk Port Solent Portsmouth PO6 4TP



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Location

The premises occupy a keynote position within The Boardwalk at the main entrance to the scheme. Port Solent is an established leisure and tourist destination with an interesting mix of restaurants, bars, shops, a 6 screen Odeon cinema and David Lloyd health club.

The premises are situated on the first floor with extensive views of the marina basin. Other occupiers include Wildwood, Prezzo, Zizzi, Chimichanga, Pizza Express, Harvester and Deans Diner.

Key Points:

- Prime position adjacent to entrance
- External terrace
- Existing Class A3 consent



CGI image

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Description

The premises are currently trading as a restaurant and benefit from excellent visibility as customers enter The Boardwalk complex from the cinema area. The unit has extensive glazed window frontage providing a signage opportunity and external terrace with views across the marina basin. The unit has the following approximate gross internal areas:

Floor	Size m ²	Size ft ²
First Floor	426.5	4589
First Floor Balcony	48.7	524
Total	475.20	5113

Terms

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

£100,000 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 consent being obtained. Interested parties are advised to make their own enquiries of Portsmouth City Council.

Rateable Value

We are advised by online enquiry via www.voa.gov.uk that the property has a Rateable Value of £49,750 as of 1 April 2010. However, interested parties are advised to confirm the accuracy of this information.

Legal Costs

Both parties to pay their own legal costs.

EPC awaited.



Viewing strictly by prior appointment through joint sole agents

Hughes Ellard

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Dining Lifestyle Shopping

RESTAURANTS, BARS AND CAFÉS

FISH & GILL	13-14	FLAMING ROOSTER	22-23
CASA BRASHI	44-45	Harvester	15
CHIMICHANGA	24-25	SIR ALEC ROSE WENSLEYPOON	32-33 41-42
FRIENDLY PHIL'S	30-31	WATERMARK	36-38
O SOLE MIO	19-20	WILDWOOD	46
PREZZO	21	Zizzi	33-35
Reloufesi	39	Richoux	24-25
		HOT ROCK	40

SHOPS

BOOKENDS	26	runnersneed	70
Coston	29	SNOW ROCK	70
CycleSurgery	70	Paddington	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 Life	11-12
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