

373 London Road, Portsmouth
PO2 9HJ



TO LET

■ Self-Contained Retail Unit

Total Size 156.60 sq m (1,686 sq ft)

■ Key Features

- Densely populated suburb of Portsmouth
- Prominent corner building
- Car parking for three cars
- Open plan sales area
- Rent £18,000 pax
- New lease available
- Nearby occupiers include Cycle World, Green Posts, McColl's, Gino's Hairdressing for Men and Carol Moore Florists

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 the M3 and the 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 the North End. The area is an established retail location and a densely populated suburb of Portsmouth. **Nearby occupiers include Cycle World, Green Posts, McColl's, Gino's Hairdressing for Men and Carol Moore Florists.**

Accommodation

The premises occupies a prominent corner position. Internally, the unit provides an **open plan sales area, kitchen and WC facilities**. Externally, the property benefits from a forecourt that allows **parking for three cars**.

We have measured and calculate the premises to have an approximate **Net Internal Area (NIA) of 156.60 sq m (1,686 sq ft)**.

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 **rent of £18,000 per annum exclusive**.

EPC

We understand the property has an EPC rating of **C(60)**.

Viewings and Further Information

Please contact the sole agents Flude Commercial incorporating Garner Wood:

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



Planning

We understand that the premises benefit from **Class A1** use under the Town & Country Planning (Use Classes) Order 1987, as amended.

Business Rates

Rateable Value (2017): £13,750.

Following the Government's 2018 Autumn Budget, from April 2019 for the remaining 2 years of the current Rating List, all occupiers of retail units with a Rateable Value below £51,000 (including £50,500 but excluding £51,000), will receive a discount of 1/3 from their rates bill, subject to State Aid Limits (€200,000).

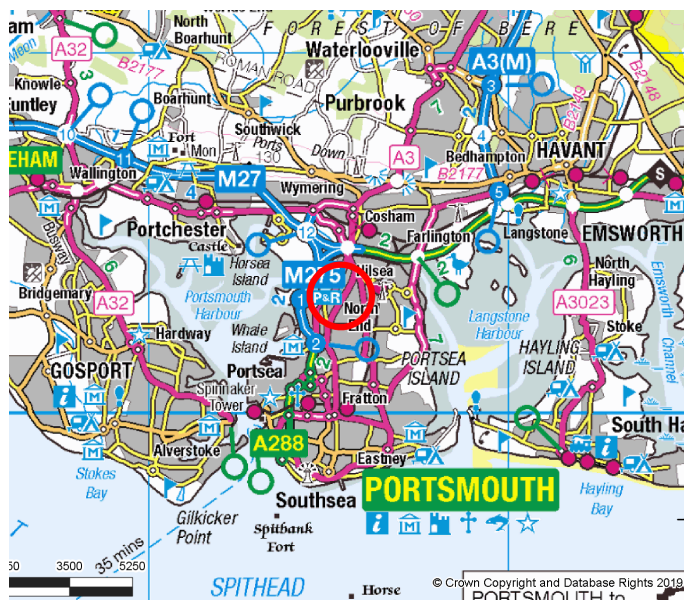
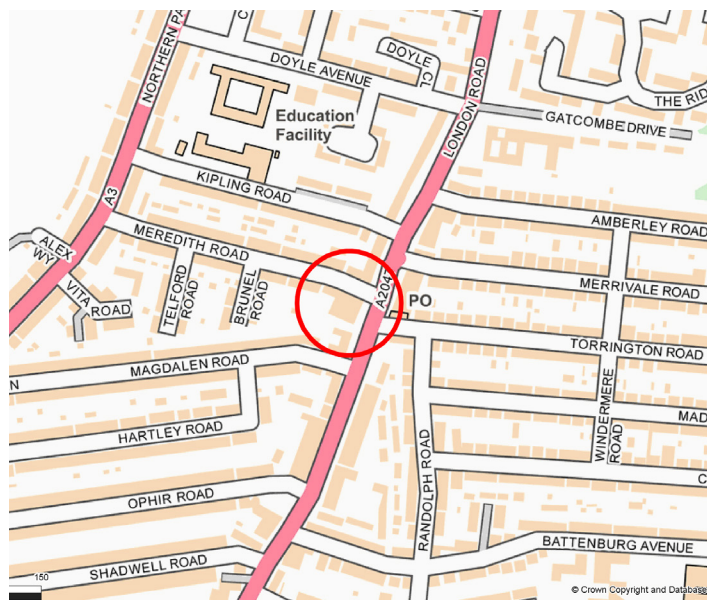
Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand the property is registered for VAT.

Location Maps



For identification purposes only.

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.

28 October 2019