

The Barn, Wilton Place, Southsea
PO5 2BG



TO LET

Commercial Building

Total Size 86.26 sq m (929 sq ft)

Key Features

- Central location in Southsea
- Open plan accommodation
- Forecourt parking
- New lease available
- Rent £9,250 pax
- 100% rate relief possible
- Suitable for a variety of uses (STP)





Location

Osborne Road, Palmerston Road and Marmion Road form the main commercial centre of Southsea. The area is a popular, established retail and leisure destination, with national and independent occupiers in the vicinity including Waitrose, Toni & Guy, Rowans Hospice The Marmion Public House and Brasserie Lou Lou's.

The property is situated on Wilton Place, which is accessed from Marmion Road.

Accommodation

The property comprises a two storey self-contained building. Internally, the accommodation is open plan in nature and benefits from electric heating, kitchenette and WC. Externally, there is parking for two cars.

We have measured and calculate the premises to have the following Gross Internal Area (GIA):

Description	sq m	sq ft
Ground Floor	43.43	467
First Floor	42.83	461
Total	86.26	929

Terms

The property is available to let **by way of a new full repairing and insuring lease** for a term to be agreed at a **rent of £9,250 per annum exclusive**.

Viewings and Further Information

Please contact the sole agents Flude Commercial incorporating Garner Wood:

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



Planning

Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

EPC

We understand the property has an EPC rating of **E(101)**.

Business Rates

Rateable Value (2017): £3,200.

As the Rateable Value is below £12,000 we believe 100% small business rate relief is possible.

Legal Fees

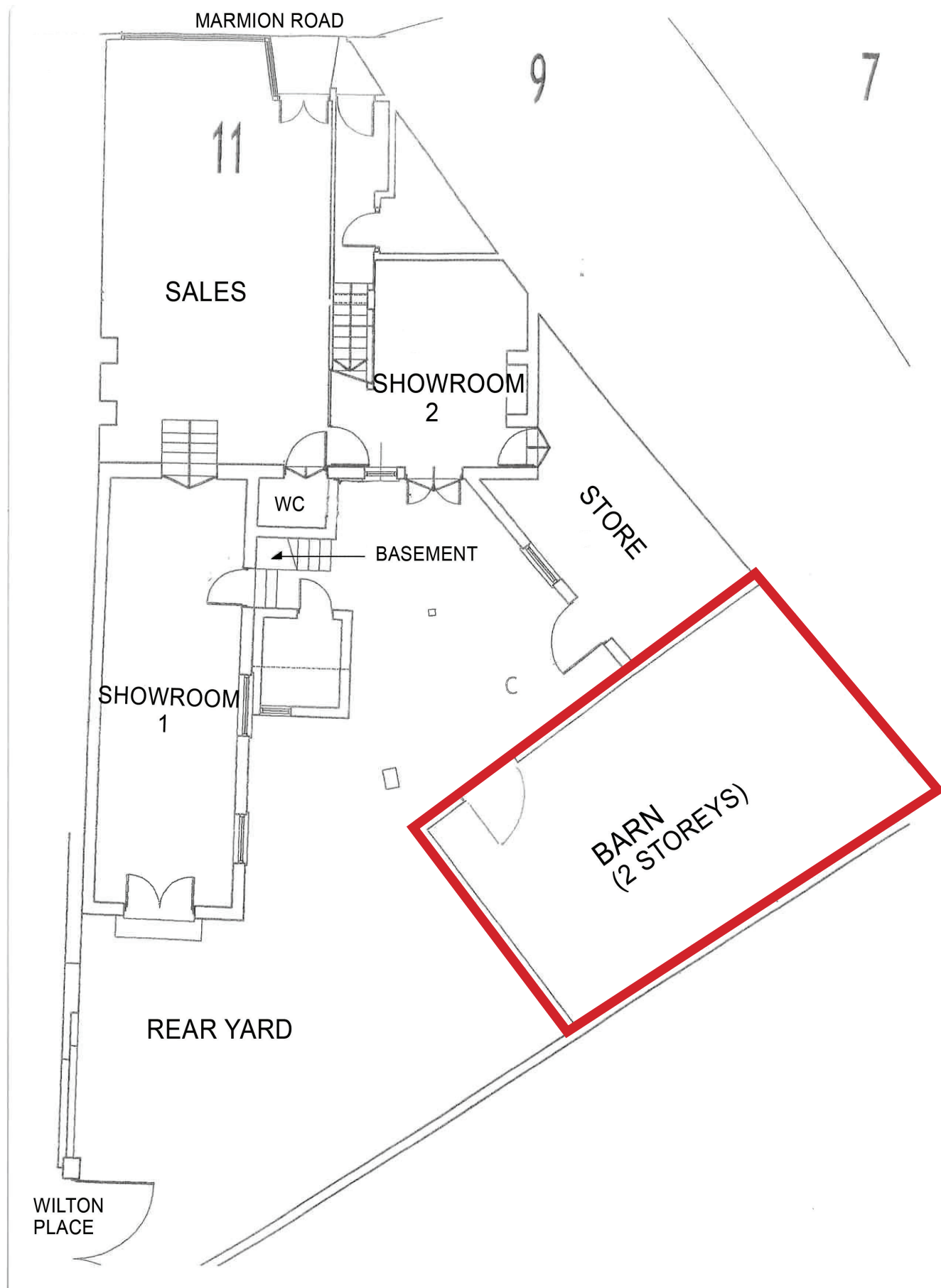
Each party to bear their own legal costs incurred.

VAT

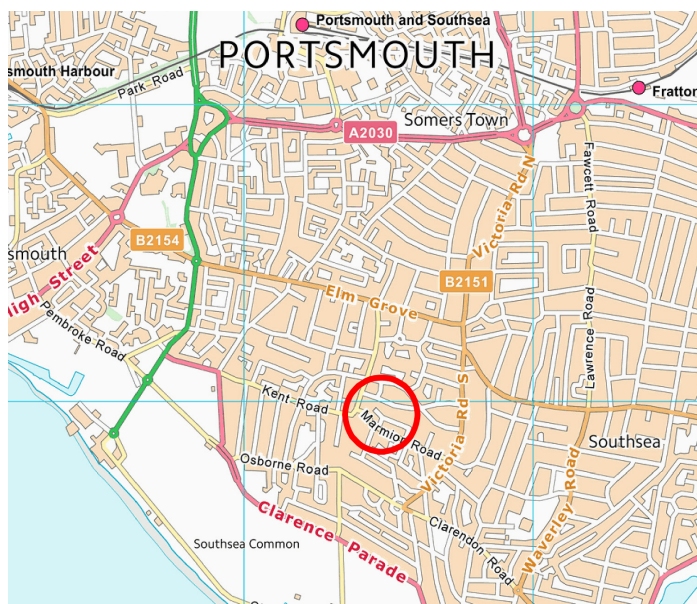
Rents and prices are quoted exclusive of, but may be subject to VAT.



 Floor Plan



Location Maps



For identification purposes only.

Flude Commercial for themselves and for the vendors or lessors of this property whose agents they 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.

10 October 2019