

**A1/A2 SHOP
TO LET
(OR FOR SALE)
155 LONDON ROAD
PORTSMOUTH
PO2 9AA**



LOCATION

The property is located in Portsmouth a busy coastal city and port approximately 20 miles east of Southampton. The property is situated to the north of London Road, and occupies an established position within North End, a densely populated suburb of Portsmouth, a short distance from the M275 motorway.

London Road is one of the primary routes across Portsea Island and is located on the main bus network. Local occupants include; Fox & Sons, Cubitt & West and Leaders Estate Agents, Swinton Insurance Brokers and Tesco Express, with a number of other national and local occupants represented in close proximity.

ACCOMMODATION

The shop currently comprises a ground floor A2 shop with WC, kitchenette and parking to the rear.

The shop is currently undergoing refurbishment and reconfiguration of the ground floor retail space. Therefore, the areas and dimension below are approximate as scaled from the proposed plans.

	Ft	M	
Shop width (max)	17' 0"	5.2	m
Shop Depth	39' 0"	11.9	m
Sales Area	663 sq. ft.	62	sq. m
Kitchenette			
WC			
Parking			

TERMS

The property is available to let on effective full repairing terms for a term to be agreed at a rent of £9,250 per annum exclusive.



The Code of Practice for Commercial Leases recommends that parties intending to enter into leases should seek early advice from property professionals or Lawyers. Alternative terms may be requested subject to negotiations.

(Alternatively) the freehold with the benefit of planning permission for the development of 3 flats to the rear and above may be available. Details on request.

LEGAL COSTS

The in going tenant may be required to contribute towards the legal costs incurred in this transaction.

VIEWING

All inspections must be by prior appointment with Sole Agents **GARNER WOOD** on **023 9262 9000**.

GW 03511/170523

PPP London Rd 155

**GARNER
WOOD**

Tel: 023 9262 9000

Particulars

- **EPC RATING: TBC**
- **419 SQ. FT. (39 SQ. M)**
- **TO LET**
- **ASKING RENT £9,250 PAX**
- **RATEABLE VALUE:
CURRENTLY £11,250 PAX
TO BE REASSESSED WHEN**
- **ALL TERMS QUOTED ARE
EXCLUSIVE OF VAT
(EXCEPT WHERE
SPECIFICALLY STATED).**
- **SERVICES PLANT
EQUIPMENT AND FIXTURES
NOT TESTED.**

EPC

Garner Wood have a highly qualified professional team with great depth of experience in the property market.

We offer a comprehensive professional service and our main activities include:

- ❑ **Agency**
 - Retail Property
 - Business Space
 - Industrial Units
 - Hotels & Guest Houses
 - Investment Property
 - Business Broking
- ❑ **Professional**
 - Valuation Reports
 - Rent Reviews
 - Lease Renewals
 - Rating Advice
 - Compensation
 - Development & Planning
- ❑ **Management**
 - Commercial & Residential
 - Residential Lettings