

SHOP TO LET
(WITH A2 USE)
113.2 SQ M (1217 SQ FT)

73 PALMERSTON ROAD
SOUTHSEA
PO5 3AJ



LOCATION

The premises is located next-door to Betfred and two along from a Sainsbury's Local, forming part of the semi-pedestrianized precinct of Palmerston Road.

Close to Knight and Lee (John Lewis Group) and many leading retailers and restaurateurs. Nearby occupants include; J D Wetherspoons, Debenhams, Subway, The Slug and Lettuce, Natwest and Wild Thyme.

ACCOMMODATION

The property comprises of a single fronted ground floor lock up providing a mainly open plan retail shop floor with a store, toilet and office.

The property has the following approximate areas and dimensions:

	M ²	Ft ²
Ground Floor Sales	55.5	597
Store/s	30.5	328
Office	13.4	145
Staff Room	13.8	148
Total	113.2	1217
WC		

TERMS

The property is available by way of a new full repairing and insuring lease at a commencing rental of £18,000 pax for a term to be agreed and subject to periodic rent reviews.



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

LEGAL COSTS

The new tenant may be required to contribute to the cost of forming the new lease.

VIEWING

All arrangements to view must be made by prior appointment with Sole Agents **GARNER WOOD** on **023 9262 9000**.

GARNER
WOOD

Tel: 023 9262 9000

Particulars

- **CENTRAL SOUTHSEA**
- **RENTAL £18,000 PAX**
- **EPC RATING: D (82)**
- **RATEABLE VALUE:**
£11,750 SOURCE: VOA
(04/2017)
- **ALL TERMS QUOTED ARE**
EXCLUSIVE OF VAT (EXCEPT
WHERE SPECIFICALLY
STATED)
- **SERVICES PLANT**
EQUIPMENT AND FIXTURES
NOT TESTED

Energy Performance Certificate Non-Domestic Building



71-73 Palmerston Road
SOUTHSEA
PO5 3AJ

Certificate Reference Number:
0693-9587-4630-6300-4003

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

82

This is how energy efficient
the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 187
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 67.73

Benchmarks

Buildings similar to this one
could have ratings as follows:

57 If newly built

102 If typical of the
existing stock

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We offer a comprehensive professional

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