

RETAIL PREMISES TO LET

658 SQ. FT. (61.1 SQ. M)

267 COMMERCIAL ROAD

PORTSMOUTH

PO1 4BP



LOCATION

The property is located in Portsmouth a busy and densely populated coastal city and port approximately 20 miles east of Southampton and 18 miles west of Chichester.

The premises occupy an established and prominent retail position along Commercial Road a short distance from the M275 motorway and main line rail services at Portsmouth and Southsea train station. Other local occupants include Sainsbury's, The Star of Asia, Tropics Sauna and Apple Home Improvements.

GW00658 OCT 2015

ACCOMMODATION

The property comprises of a ground, first and second floor shop including ancillary office and storage accommodation. It is considered that the property would suit a range of uses subject to the usual planning consents being obtained. Incentives and improvements may be available subject to negotiation.

The property has the following approximate areas on a net internal area basis, source voa.gov.uk

	Sq Ft	M ²
Ground Floor Sales	658	61.1
Ground Floor Total	737	68.5
First Floor	351	32.6
Second Floor	570	53

TERMS

We are instructed to arrange a new effective full repairing and insuring lease outside the security of tenure provisions of the Landlord and Tenant Act 1954 Part II for a term of 5 years at a commencing rental of £5,000 per annum exclusive with a landlord break option at the end of the third year (rolling thereafter). Other terms to be agreed.



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 prospective tenant may be required to contribute to the costs incurred in this transaction.

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

- **FLEXIBLE TERMS AVAILABLE**
- **SALES: 658 SQ FT (61.1 SQ M)**
- **RENT: £5,000 PAX**
- **EPC RATING: TBC**
- **RATEABLE VALUE: £2,125 SOURCE: VOA 04/2010**
- **ALL TERMS QUOTED ARE EXCLUSIVE OF VAT (EXCEPT WHERE SPECIFICALLY STATED).**
- **SERVICES PLANT EQUIPMENT AND FIXTURES NOT TESTED.**



Experian Goad Plan Created: 16/10/2015
Created By: Garner Wood

50 metres

For more information on our products and services:

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