



**68-70 West Street**  
Portchester, Hampshire PO16 9UN

**TO LET**

## DOUBLE FRONTED COMMERCIAL UNIT

Size 117 sq m (1,262 sq ft)

### Key Features:

- Prominent traditional building
- Located near main shopping district
- Extensively refurbished
- Timber-framed shop front
- Suitable for a variety of uses such as Retail or Office
- Rent £23,000 pax
- New FRI lease available
- Nearby occupiers include Cameron Davies Opticians, D V Marlow Accountants, Portchester Library and Health Centre





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## Location

Portchester is located within the borough of Fareham and situated approximately four miles north west of Portsmouth. The locality benefits from excellent road communications, being situated at Junction 12 of the M27, which links to the M3 and A3(M) and provides access to London and the wider national motorway network.

The property occupies a prominent position on the south side of West Street, which is the main shopping district of Portchester and is located close to the roundabout with good accessibility and a wide roadside frontage. Nearby occupiers include Cameron Davies Opticians, D V Marlow Accountants, Portchester Library and Health Centre.

## Accommodation

The property is arranged as a ground floor self-contained retail unit. The whole property has been extensively refurbished.

The property has the following approximate NIA:

Area	Sq M	Sq Ft
Retail Space	88	949
Office/Kitchen	14	150
Store 1	15	163
<b>Total</b>	<b>117</b>	<b>1,262</b>

## EPC

We understand the property to have an EPC rating of B (50).

## Planning

We understand that the premises benefit from Class A1 and A2 use within the Use Classes Order 1987 (as amended).

Alternative uses would be considered subject to terms.

## 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 commencing rent of £23,000 per annum exclusive.

## Business Rates

Rateable Value (2017): £15,000.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

## VAT

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

## Legal Fees

Each party to bear their own legal costs incurred.

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.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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[g.cook@flude.com](mailto:g.cook@flude.com)  
**023 9262 9006**  
**07432 636979**

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**Flude**  
PROPERTY CONSULTANTS

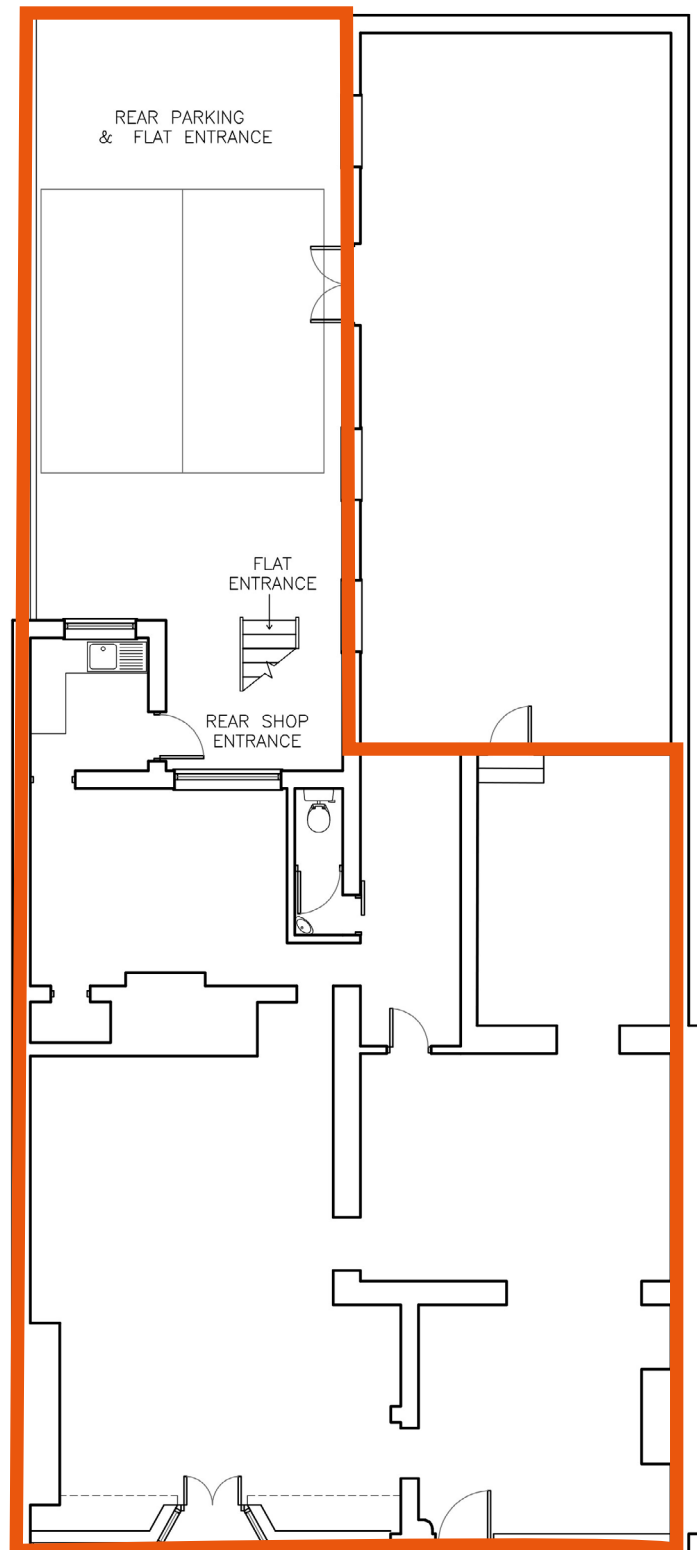


**17 June 2020**

**OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH**



## Floor Plan



GROUND FLOOR (SHOP)