



6 New Parade
38 West Street, Portchester, Fareham PO16 9UY

TO LET

CLASS E PREMISES

Total NIA 48.62 sq m (523 sq ft)

Key Features:

- Located in the main pedestrianised shopping precinct
- Open plan sales area
- Rear yard with parking
- Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses
- New EFRI lease available
- Rent £9,000 pax
- 100% small business rate relief possible
- Nearby occupiers include Rowlands Pharmacy, Iceland, Superdrug and Lloyds Bank





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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 east 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 Rowlands Pharmacy, Iceland, Superdrug and Lloyds Bank.

Accommodation

The accommodation comprises a well presented, self-contained retail unit with a WC and kitchenette.

The property has an approximate NIA of 48.62 sq m (523 sq ft).

EPC

To be assessed.

VAT

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

Planning

We understand that the premises benefit from Class A1 use within the Use Classes Order 1987 (as amended). A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The accommodation 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 £9,000 per annum exclusive.

Business Rates

Rateable Value (2017): £9,700.

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

Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants 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 Property Consultants 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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www.flude.com



Flude
PROPERTY CONSULTANTS



16 November 2020

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH