



**12-18 Charlotte Street**  
Portsmouth PO1 4AJ

**TO LET**

## WELL LOCATED CLASS E PREMISES

Total Sales 507 sq m (6,478 sq ft)

### Key Features:

- Well located within Portsmouth city centre
- Opposite to large 600 space public car park
- Prominent position with large frontage
- Open plan ground floor sales area 3,610 sq ft
- First floor sales area 1,848 sq ft
- Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses
- Suit a wide range of occupiers
- New lease available
- Rent £29,500 pax
- Nearby occupiers include Subway, KFC, Specsavers, Argos and Cascades shopping centre





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## Location

Portsmouth is located approximately 19 miles south east of Southampton and 70 miles south west of London. The city benefits from excellent road communications being situated at the M27/A27 junction, which links to M3 and A3(M) and provides access to London and the wider national motorway network.

The property is situated on the northern side of Charlotte Street, opposite a large 600 space public car park and close to Commercial Road, which is the principal retailing street in Portsmouth city centre. Nearby occupiers include, Subway, Argos, Specsavers, KFC and Cascades shopping centre.

## Accommodation

The property comprises a two-storey corner retail unit arranged over ground and first floors. Internally, the ground floor provides large open plan retail space. The first floor currently configures as more retail space with storage, kitchen, and WC's

The property has the following approximate NIA:

Area	Sq M	Sq Ft
Ground Floor Sales	335	3,610
First Floor Sales	172	1,848
<b>Total Sales</b>	<b>507</b>	<b>5,458</b>
First Floor Ancillary	95	1,020
<b>Total NIA</b>	<b>602</b>	<b>6,478</b>

## EPC

To We understand the property to have an EPC rating of D (85).

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.

## Planning

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, 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 property is available to let by way of a new full repairing and insuring basis at a commencing rent of £29,500 per annum exclusive, subject to a photographic schedule of condition, on the basis of your standard lease term of five years (outside the L&T Act) with a landlords rolling break option from 24th March 2023 on three months notice.

## Business Rates

Rateable Value (2017): £23,500.

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.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

**Sebastian Martin**  
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**Flude**  
PROPERTY CONSULTANTS

1 February 2021

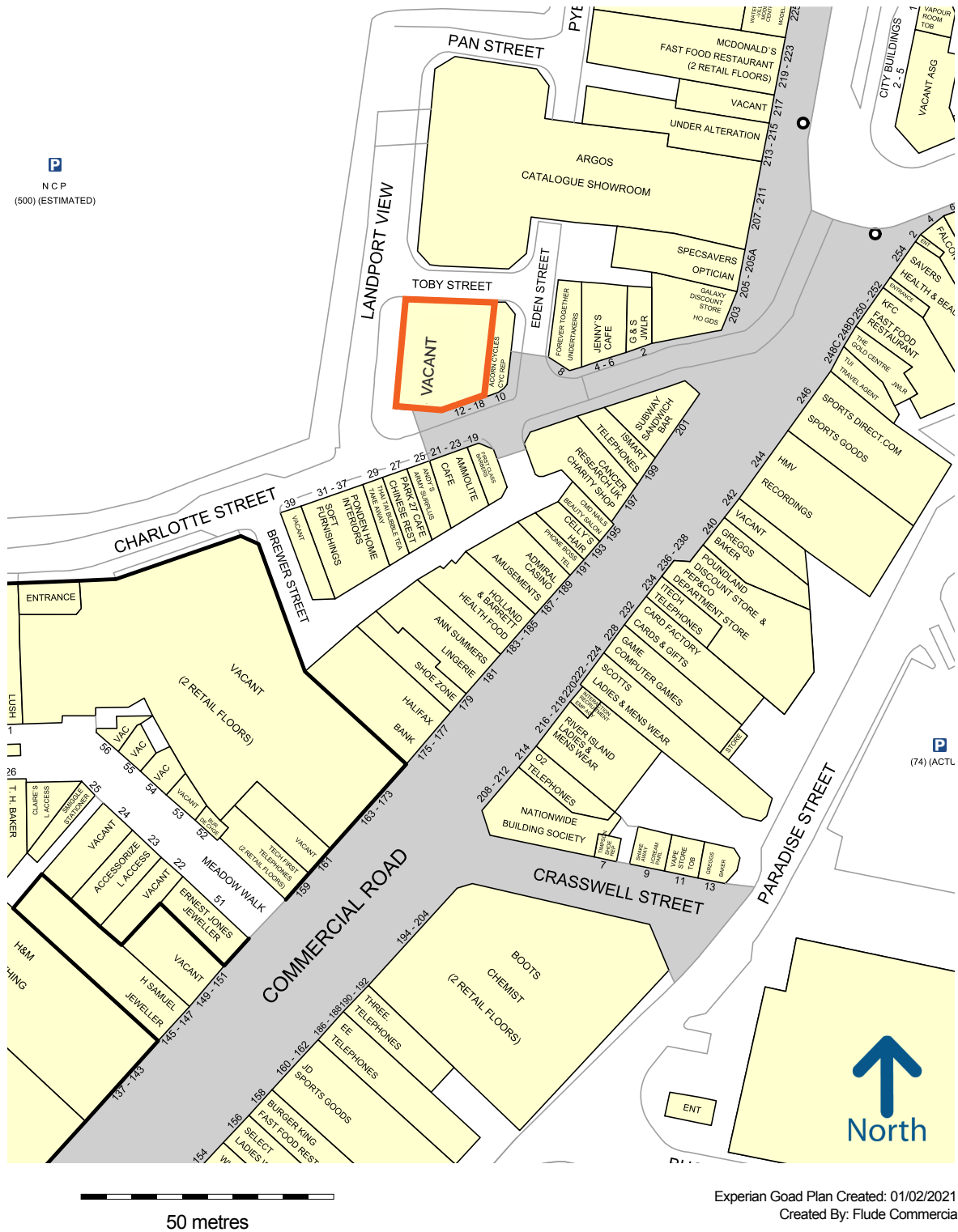


OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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## GOAD Map



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