



70 London Road
Portsmouth, Hampshire PO2 0LN

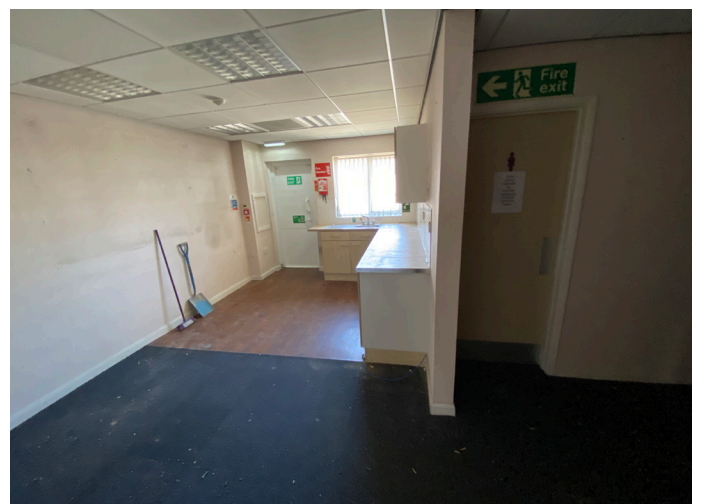
TO LET

CLASS E PREMISES

Size: 140 sq m (1,512 sq ft)

Key Features:

- Established retail and residential location
- Open plan floor space
- Would suit a variety of uses (stp)
- Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses
- New EFRI lease available
- Rent £22,500 pax
- Nearby occupiers include TUI, Costa Coffee, Ladbrokes and Dominos





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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 area is an established retail location and a densely populated suburb of Portsmouth. Nearby occupiers include TUI, Costa Coffee, Ladbrokes and Dominos.

Accommodation

The accommodation comprises a self contained ground floor retail unit.

The property has the following approximate NIA:

Area	Sq M	Sq Ft
Ground Floor	140	1,512
Total	140	1,512

EPC

We understand the property has an EPC rating of D (100).

VAT

We understand that the property is not elected for VAT.

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 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 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 £22,500 per annum exclusive.

Business Rates

Rateable Value (2017): £15,250.

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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Flude
PROPERTY CONSULTANTS



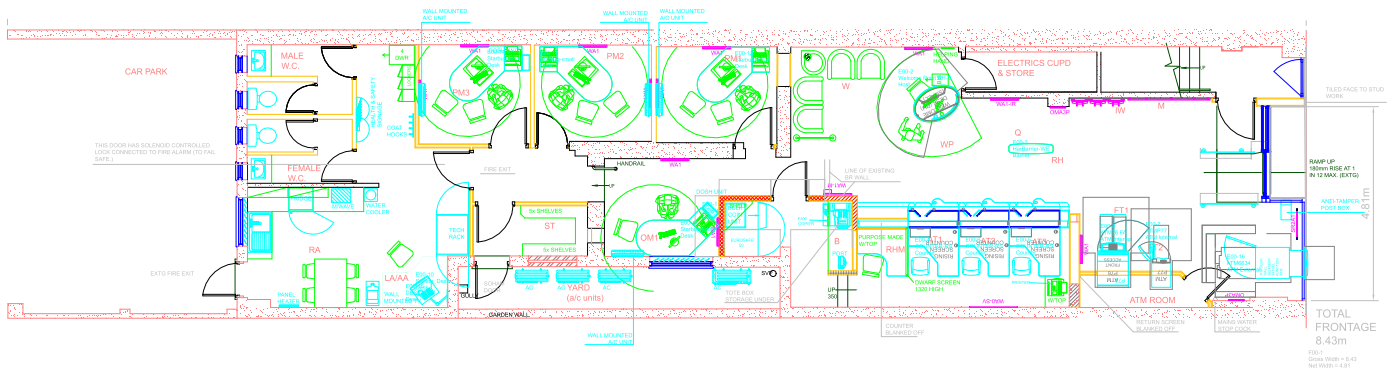
07 December 2021

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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Floor Plan



For identification purposes only.