



Unit 4, Exchange House, 122-124 London Road,
Portsmouth, Hampshire, PO2 9DD

TO LET

MODERN CORNER RETAIL PREMISES

Size 260.61 sq m (2,805 sq ft)

Key Features:

- Established retail and residential location
- Open plan floor space
- Would suit a variety of uses (stp)
- New FRI lease available
- Rent £27,500 pax
- Nearby occupiers include Cubitt & West, Tesco Express, Leaders & Porto Grill





Unit 4, Exchange House, 122-124 London Road.
Portsmouth, Hampshire, PO2 9DD

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 located on the eastern side of London Road, close to its junction with Stubbington Avenue in North End. The area is an established retail location and a densely populated suburb of Portsmouth. Nearby occupiers include Cubit & West, Tesco Express, Leaders and Porto Grill.

Accommodation

The accommodation comprises a mainly open plan ground floor retail unit, with ancillary space to the rear, along with a kitchenette, and WC's.

We have measured and calculate the accommodation to have an approximate Net Internal Area (NIA) of 260.61 sq m (2,805 sq ft).

EPC

We understand the property to have an EPC rating of C.

Planning

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 £27,500 per annum exclusive.

Business Rates

Rateable Value (2017): £29,500.

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

VAT

We understand that the property is elected for VAT.

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:

Alice Masterman

a.masterman@flude.com

023 9262 9006

www.flude.com

Sebastian Martin

s.martin@flude.com

023 9262 9007



Flude
PROPERTY CONSULTANTS

24 May 2022

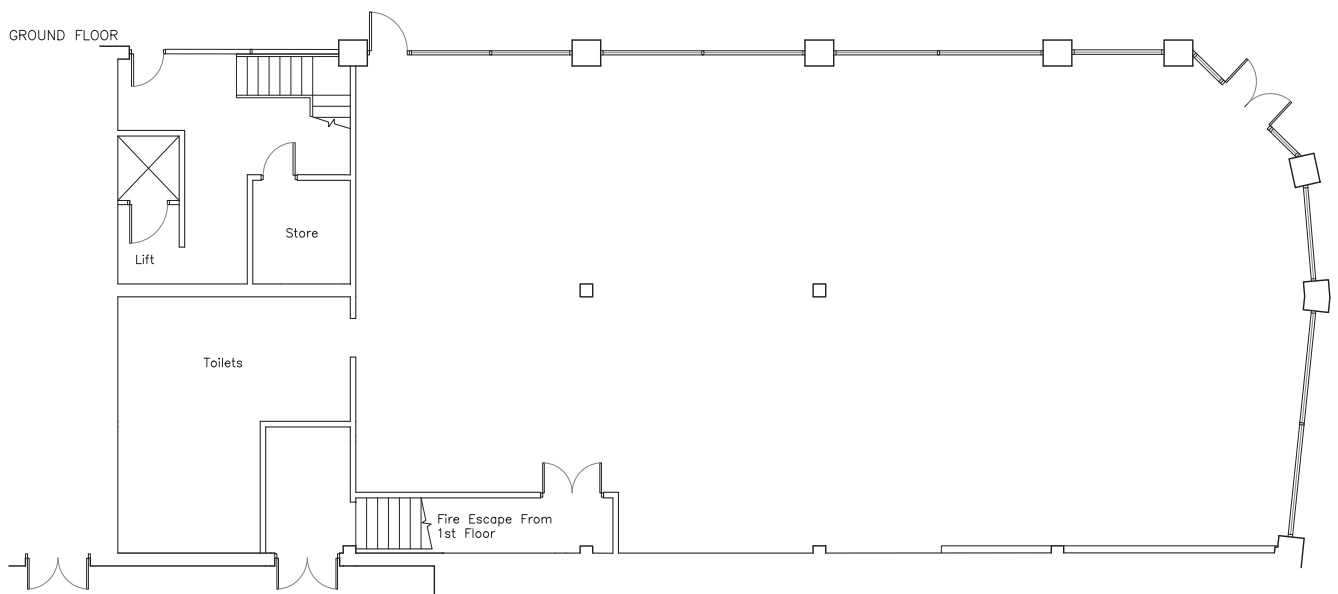


OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



Unit 4, Exchange House, 122-124 London Road.
Portsmouth, Hampshire, PO2 9DD

Floor Plan:



For identification purposes only.



Unit 4, Exchange House, 122-124 London Road.
Portsmouth, Hampshire, PO2 9DD

GOAD Map

