



6 The Hard,
Portsmouth, Hampshire, PO1 3DT

TO LET

VEHICLE RENTAL/RETAIL SHOP

Total NIA - 43.89 sq m (472 sq ft)

Key Features:

- Good transport links for the whole city
- Large rear yard for parking
- Partitioned retail space
- Only Retail uses considered
- Assignment of existing lease, which is due to expire April 2026
- Passing rent £15,500 pax
- Nearby occupiers include Gunwharf Quays, the Historic Dockyard and local food amenities





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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 premises is located by Portsmouth Harbour railway, Portsmouth bus station and the ferry terminal with links to Gosport and the Isle of Wight. Nearby occupiers include Gunwharf Quays, the Historic Dockyard and ample public car parking.

Accommodation

The accommodation comprises a self contained ground floor retail unit with kitchenette, W/C and storage. The premises benefits from rear access and land at the back for car parking.

The property has the following approximate NIA:

Area	Sq M	Sq Ft
Sales Area	35.15	378
Storage	8.74	94
Total NIA	43.89	472

EPC

To be confirmed.

VAT

We understand this property is not registered for VAT.

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

We understand the premises currently has planning for "Retain Use of Ground Floor as Vehicle Rental Office", which would fall within Class "Suis Generis". Therefore, any other use would require a change of use with the local planning authority.

The permitted use in the lease only allows for "a vehicle rental business and as a retail shop within Class A".

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

Terms

The property is available by way of an assignment of the existing effectively full repairing and insuring lease, which is due to expire on 1st April 2026. The passing rent is £15,500 per annum exclusive. A copy of the lease can be made available upon request.

Business Rates

Rateable Value (2017): £10,250.

The occupier may be entitled to 100% Small Business Rate relief.

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.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Alice Masterman

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023 9262 9006

www.flude.com

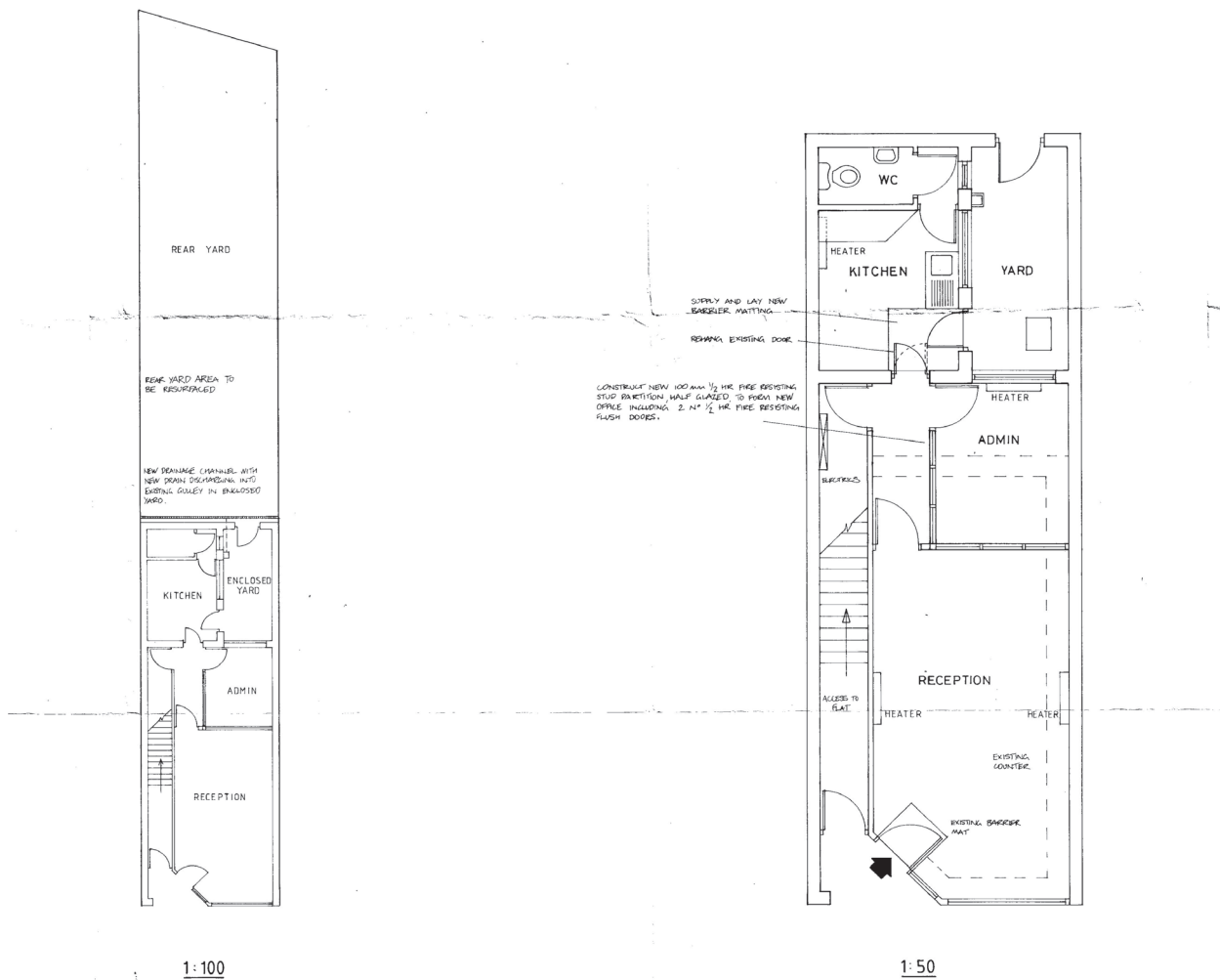


27 May 2022

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



Floor Plan



For identification purposes only.