



Former Drill Hall,
Stanhope Road, Portsmouth, Hampshire, PO1 1DS

TO LET

SUBSTANTIAL CITY CENTRE UNIT

Total Size 659.50 sq m (7,099 sq ft)

Key Features:

- Central position close to public car parks, bus and rail stations
- Large student population within area
- Mainly open plan unit
- Ground floor 571.50 sq m (6,152 sq ft)
- New FRI lease available
- Rent on application
- Nearby occupiers include PRYZM nightclub, Travelodge, Sainsbury's, various student accommodation blocks and Portsmouth and Southsea train station





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Location

The property is located in Portsmouth city centre and is situated on the northern side of Stanhope Road, close to its junction with Commercial Road, which is one of the main shopping areas within the city.

Nearby occupiers include PRYZM nightclub, Travelodge, various student accommodation blocks and Portsmouth and Southsea train station.

Accommodation

The accommodation forms part of a Grade II Listed building which was configured as a Gym, but would suit a variety of uses, subject to terms. Internally, the ground floor provides two large open plan areas, changing rooms (male and female) and offices. There is a mezzanine which is used as a studio.

The property has the following approximate **Gross Internal Area GIA:**

Ground Floor	571.50 sq m	6,152 sq ft
Mezzanine	88.00 sq m	947 sq ft
Total GIA	659.50 sq m	7,099 sq ft

EPC

We understand the property to have an EPC rating of E(123).

Planning

We understand that the premises benefit from Class D2 use within the Use Classes Order 1987 (as amended).

Terms

The property is available to let by way of a new (effectively) full repairing and insuring sublease for a term expiring 7 November 2027. Rent on application.

Business Rates

Rateable Value (2017): £36,250.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (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.

Flude Commercial 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 Commercial 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:

Sebastian Martin
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023 9262 9007
07800 562509
www.flude.com



Flude
PROPERTY CONSULTANTS

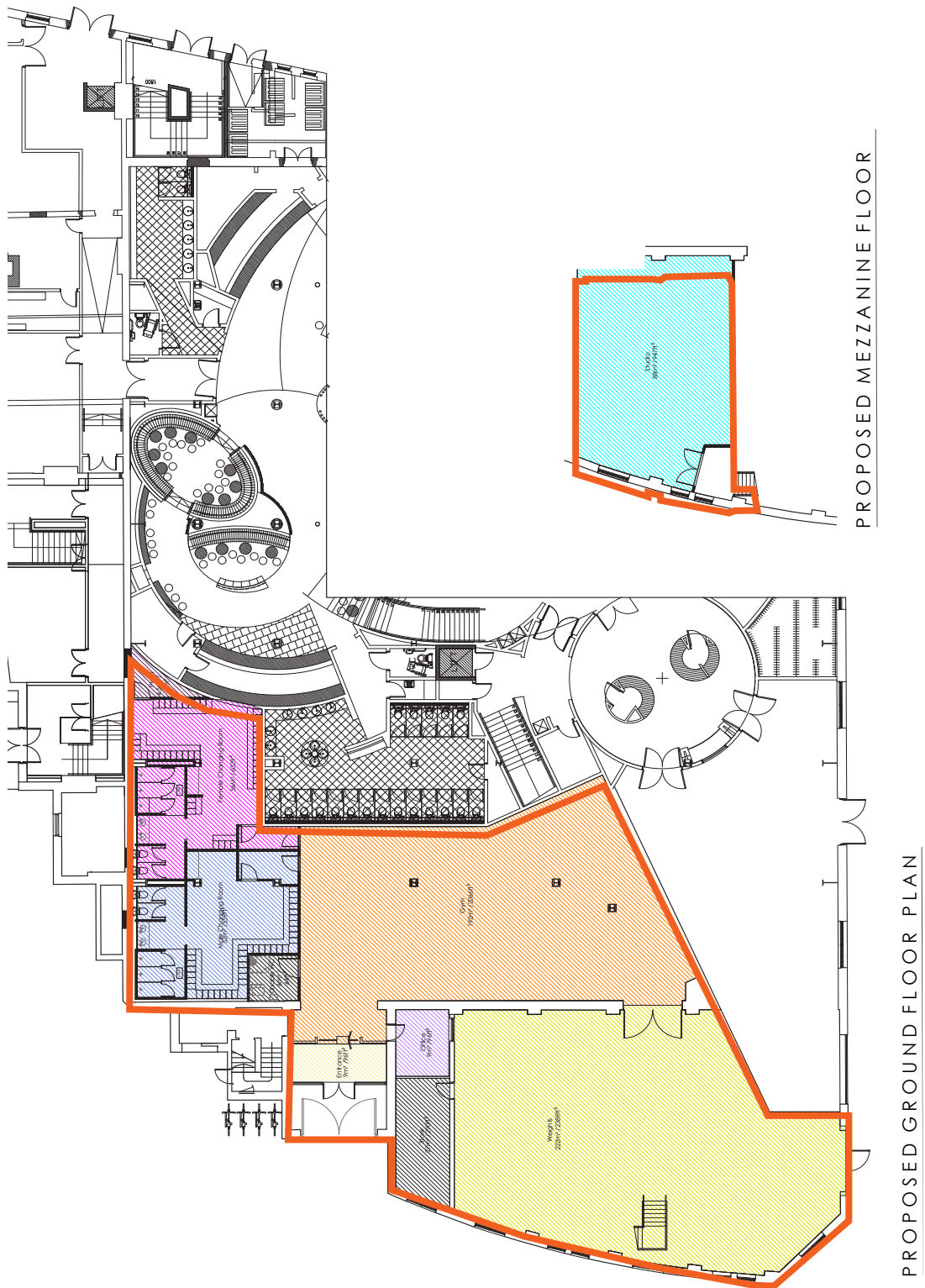


26 May 2022

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



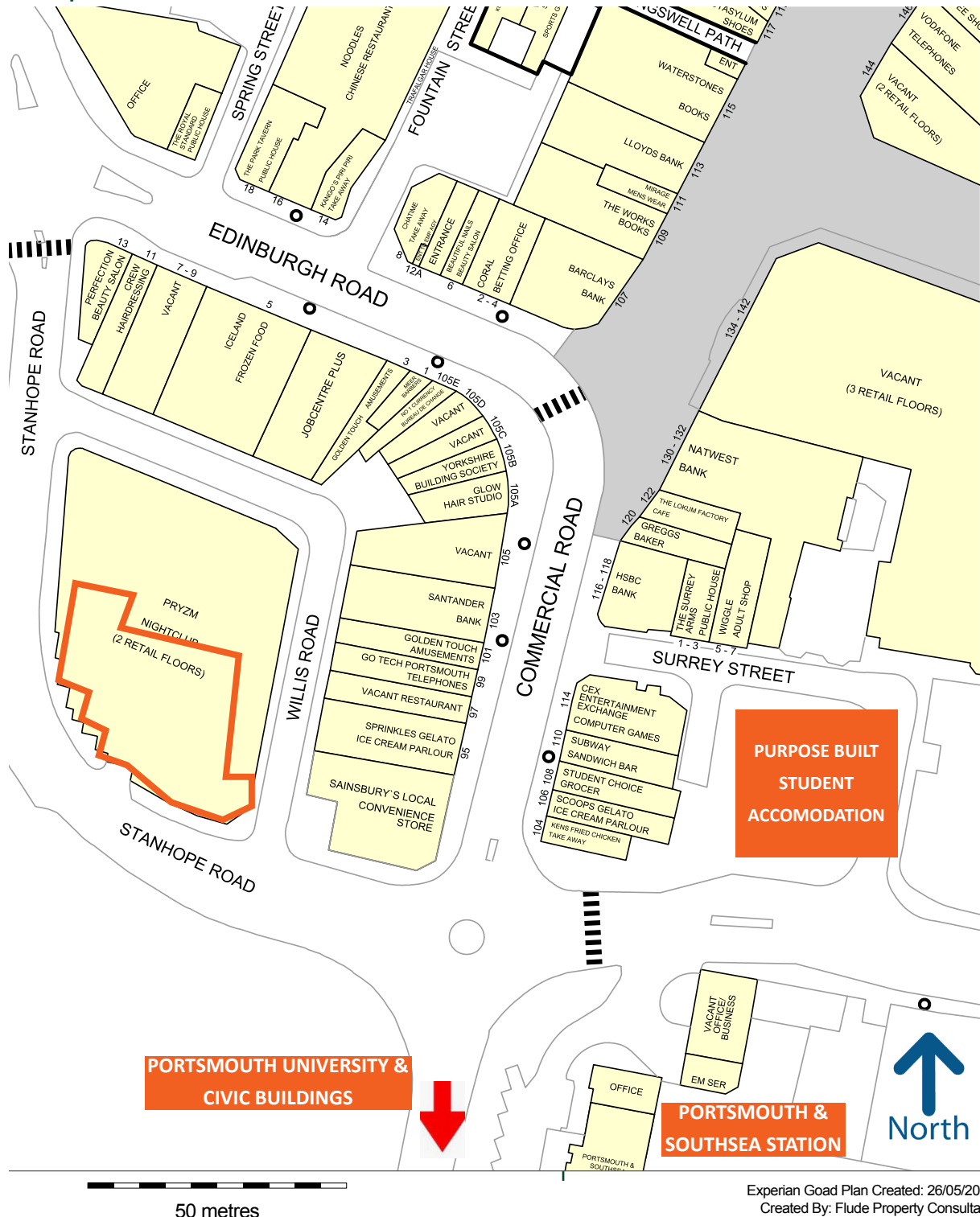
Floor Plans





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Goad Map



Experian Goad Plan Created: 26/05/20
Created By: Flude Property Consulta



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