



7 Arundel Street,  
Portsmouth, Hampshire PO1 1NB

**TO LET**

## CLASS A1/A2 PREMISES

Sales Area - 52.55 sq m (566 sq ft)

### Key Features:

- City centre position close to public car parking
- Large student population within area
- Suitable for a variety of retail uses
- Ancillary space 58.34 sq m (628 sq ft)
- New sublease available excluded from the Act
- Rent £18,500 pax
- Nearby occupiers include Wilko, PureGym, British Heart Foundation and Geek Retreat





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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 on the north side of Arundel Street, within the pedestrian zone, near the crossroads with Commercial Road. Nearby occupiers include Wilko, PureGym, British Heart Foundation and Geek Retreat.

## Accommodation

The accommodation comprises a retail unit with office space spread over two floors. The ground floor consists of a sales area with an office/storage space, kitchen and W/C to the rear. The premises benefits from rear access that can be reached from Paradise Street. The first floor is currently laid out with two office rooms and small kitchenette.

We have measured the accommodation to have the following measurements (NIA):

Area	Sq M	Sq Ft
Sales Area	52.55	566
Ground Floor Storage	16.30	175
First Floor	42.04	453
<b>Total NIA</b>	<b>110.89</b>	<b>1,194</b>

## Planning

The permitted use in the lease only allows for "Class A1/A2 uses".

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 sublease which will be excluded from the Act for a term to be agreed at a commencing rent of £18,500 per annum exclusive.

## Business Rates

Rateable Value (2017): To be assessed.

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)).

## EPC

We understand the property to have an EPC rating of C (66).

## VAT

We understand the property is not registered 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:

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**Flude**  
PROPERTY CONSULTANTS



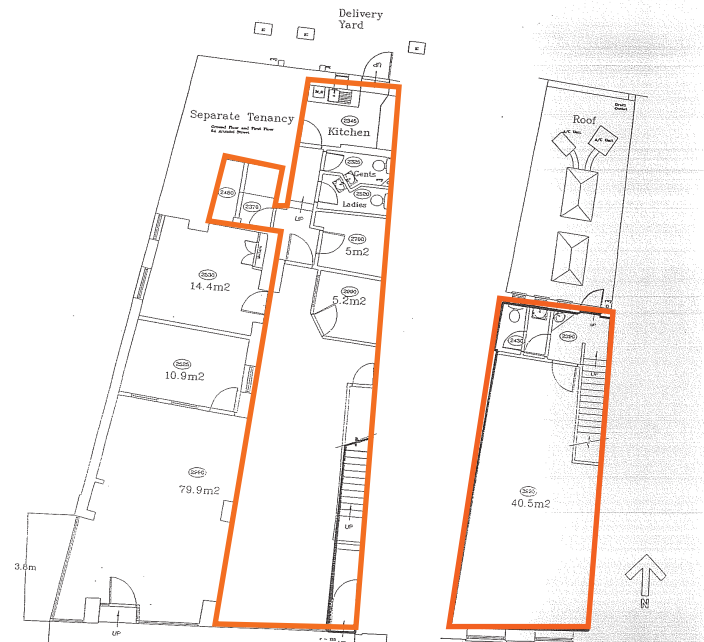
27 June 2022

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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## Floor Plans



For identification purposes only.

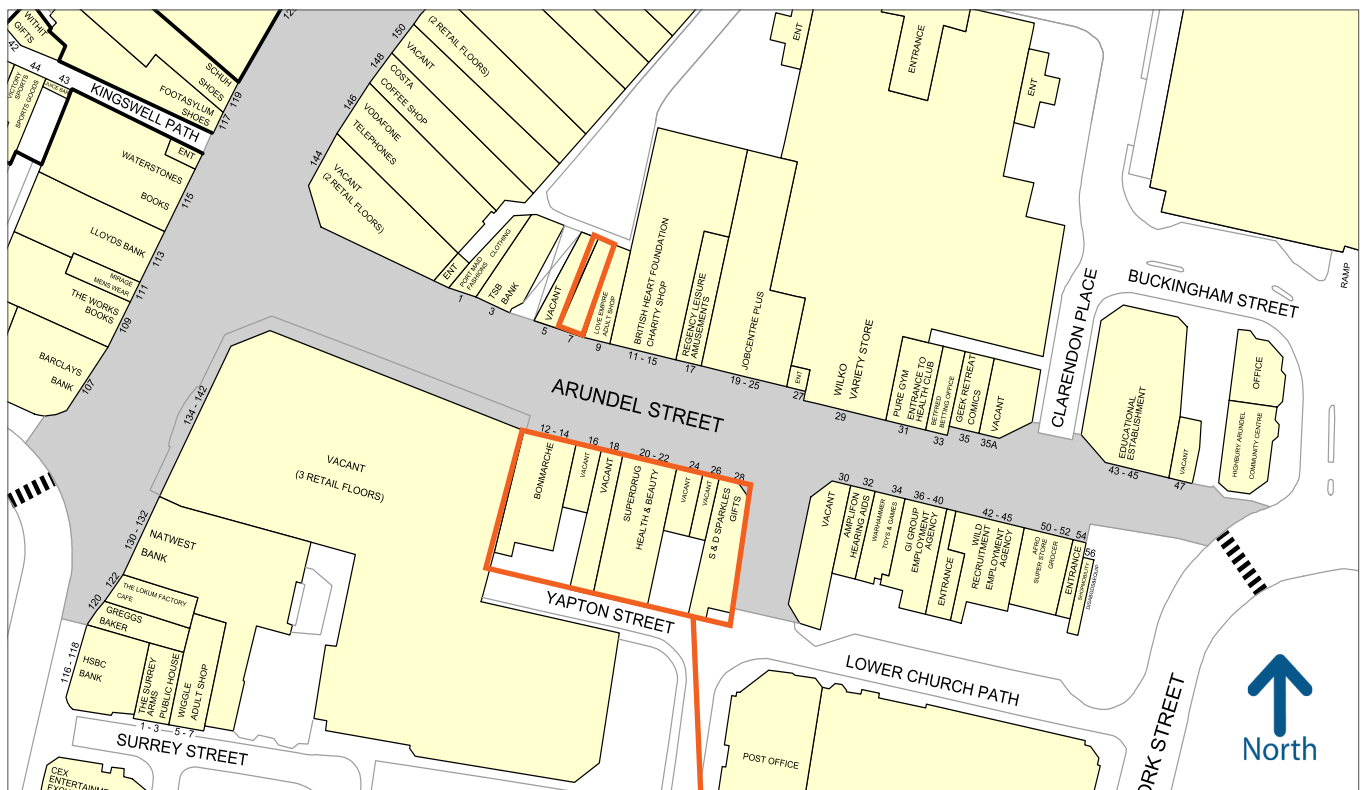


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## GOAD Map



Portsmouth - Central



50 metres



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Created By: Flude Property Consultants

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Proposed student development