



18 West Street
Portchester, Hampshire, PO16 9UZ

TO LET

**Ground Floor Corner Retail Unit on
Pedestrianised High Street
Sales Area 103.75 sq m (1,117 sq ft)**

Key Features:

- Located on main shopping precinct
- Free parking nearby
- Open plan unit
- Would suit a variety of uses (STP)
- New FRI lease available
- Rent £18,500 pax
- Prominent corner frontage
- Nearby occupiers include Dominos, Tesco, Red Lion and Iceland





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Location

Portchester is located within the borough of Fareham and situated approximately four miles north west of Portsmouth.

The property is situated on the pedestrianised walkway from the main public car leading into West Street, which is the main shopping district of Portchester. Nearby occupiers include Dominos, Tesco, Red Lion and Iceland.

Description

The property comprises an end-terrace retail unit. Internally, there is an open plan sales area with first floor ancillary, W/C and kitchenette. The property benefits from rear loading and servicing with a secure gated pedestrian access.

Accommodation

We have measured and calculated the accommodation to have the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground Sales	1,117	103.77
Ground Office	196	18.21
Ground Storgae	222	20.62
Total	1,576	146.41

EPC

We understand the property has an EPC rating of D.

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 are advised to make their own enquiries to satisfy themselves in respect of planning issues.

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 £18,500 per annum exclusive.

There is a service charge.

Business Rates

Rateable Value (2023): £18,500.

The RV might decrease slightly as this if for ground and first floor. Please speak to the Agent.

VAT

We understand that the property is not 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.

1 July 2025

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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www.flude.com



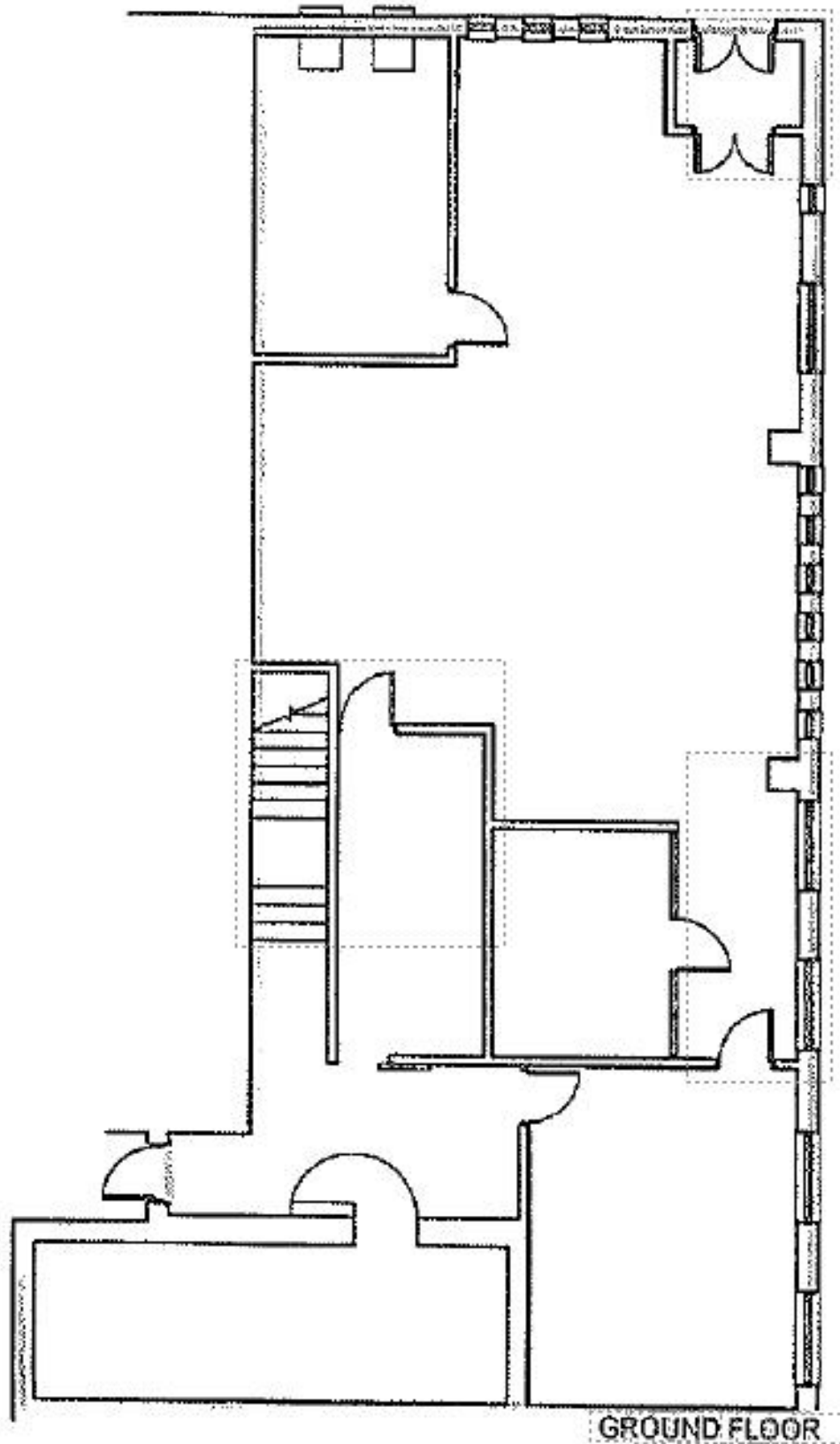
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Floor Plan



For identification purposes only.