

Shop to Let

PORTSMOUTH

216-218 Commercial Road

Subject to Vacant Possession

Location

The subject property occupies a prime position on Commercial Road within close proximity to the Cascades Shopping Centre. Multiple occupiers in the immediate vicinity include Holland & Barrett, Boots, Marks & Spencers and JD Sports.

An extract from the street plan is attached upon which the property has been highlighted.

Accommodation

The property is arranged on ground and first floors comprising the following approximate net internal floor areas and dimensions:-

Ground Floor	2,809 sq ft	261 sq m
First Floor Ancillary	1,549 sq ft	144 sq m

Lease

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

Upon Application.

EPC

An EPC has been commissioned and a copy can be provided upon request.



Rates

We have been verbally advised that the property is assessed as follows:-

Rateable Value	£160,000
UBR (2020/2021)	£0.512
Rates Payable	£81,920

Interested parties are advised to make their own enquiries to the Local Authority to verify this information.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewing

All viewings are strictly by prior appointment.

For further information or arrangements to inspect please contact:

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Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.