

Prime Shop to Let

PORTSMOUTH

15-1 Commercial Road

100 Prime Flagship Opportunity

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 over ground, basement, first and second floors comprising the following approximate net internal floor areas:-

Ground Floor Sales	3,860 sq ft	358.6 sq m
Ground Floor Ancillary	425 sq ft	40.4 sq m
First Floor Sales	2,746 sq ft	255.2 sq m
First Floor Ancillary	959 sq ft	89 sq m
Second Floor Ancillary	239 sq ft	22.2 sq m
Basement Ancillary	4,000 sq ft	371.6 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



Rates

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

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.

EPC

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

Viewing

All viewings are strictly by prior appointment.

For further information or arrangements to inspect please contact:

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