# PRIME SHOP TO LET PORTSMOUTH 154 COMMERCIAL ROAD



## Description

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 & Spencer** 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:

3,860 sq. ft.	(358.6 sq. m)
425 sq. ft.	(40.4 sq. m)
2,746 sq. ft.	(255.2 sq. m)
959 sq. ft.	(89 sq. m)
239 sq. ft.	(22.2 sq. m)
4,000 sq. ft.	(317.6 sq. m)
	425 sq. ft. 2,746 sq. ft. 959 sq. ft. 239 sq. ft.

#### Lease

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

Rent Upon application.

#### **Business Rates**

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value:	£234,000
UBR (20/21):	0.512p

This figure is an estimate and cannot be relied upon. Interested parties are advised to make their own enquiries with the local authority.

## EPC

An EPC has been commissioned. A full report is available upon request.

#### **Legal Costs**

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

#### Viewing

Strictly via joint agents, Green & Partners, contacting:

Adam Bindman 020 7659 4822 adam.bindman@greenpartners.co.uk

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Harry Silcock 020 7659 4839 harry.silcock@greenpartners.co.uk

Or, Prime Retail, contacting:

Rory Gittins 020 7016 5345 rory@primeretailproperty.com

Subject to Contract

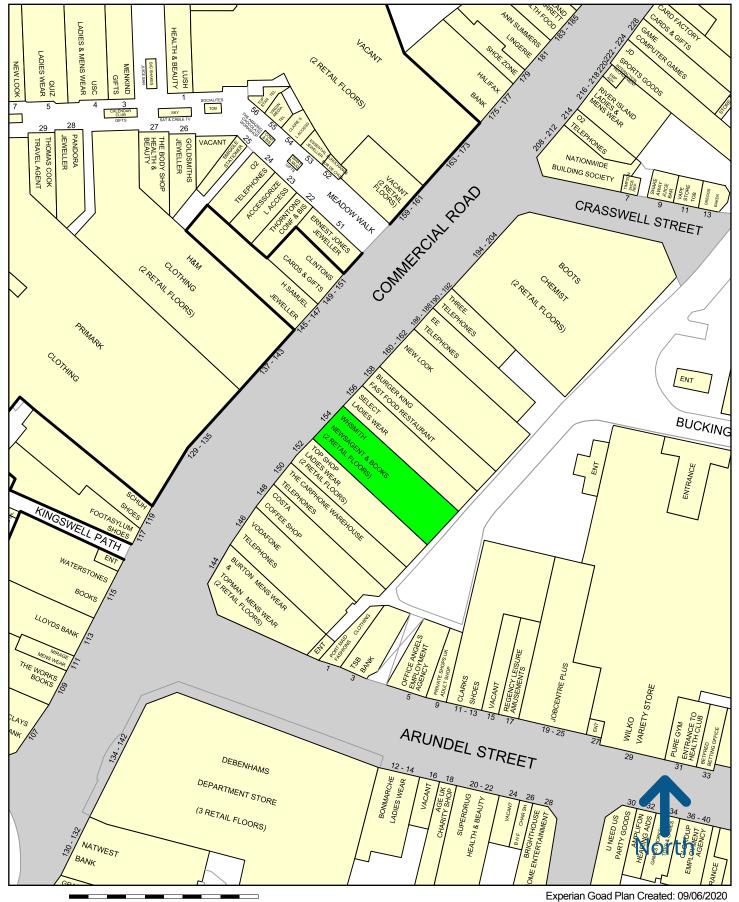


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