

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:

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.	(317.6 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.

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:

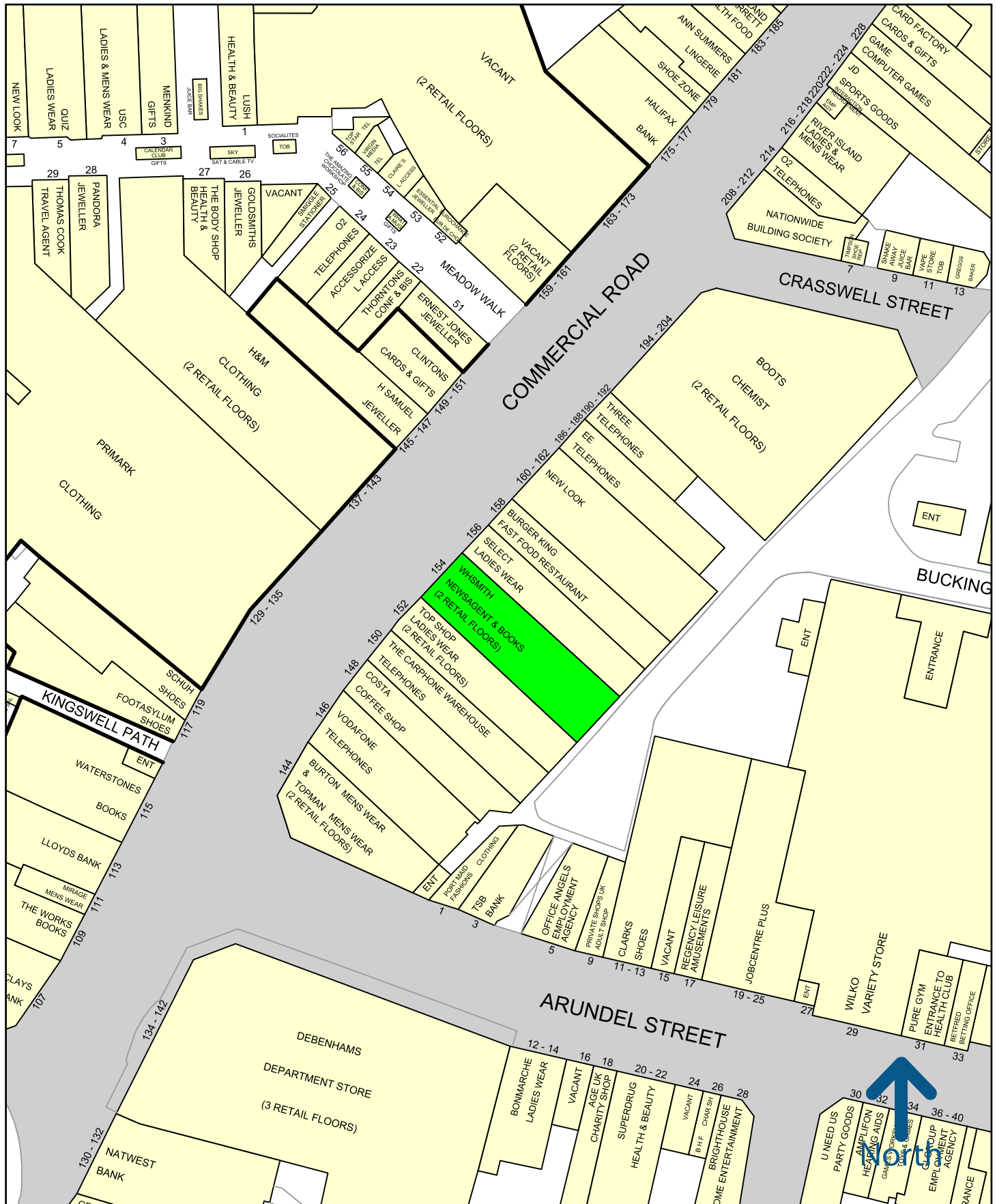
Adam Bindman 020 7659 4822
adam.bindman@greenpartners.co.uk

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



50 metres

Experian Goad Plan Created: 09/06/2020

Created By: Green and Partners



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