

PRIME CLASS E
OPPORTUNITY
PORTSMOUTH
216-218 COMMERCIAL ROAD

Subject to Vacant Possession

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 and first floors comprising the following approximate net internal floor areas and dimensions:

Ground Floor Sales	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

£85,000

per annum exclusive.

Service Charge

£4,839.56 per annum.



Business Rates

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

Rateable Value:	£160,000
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:

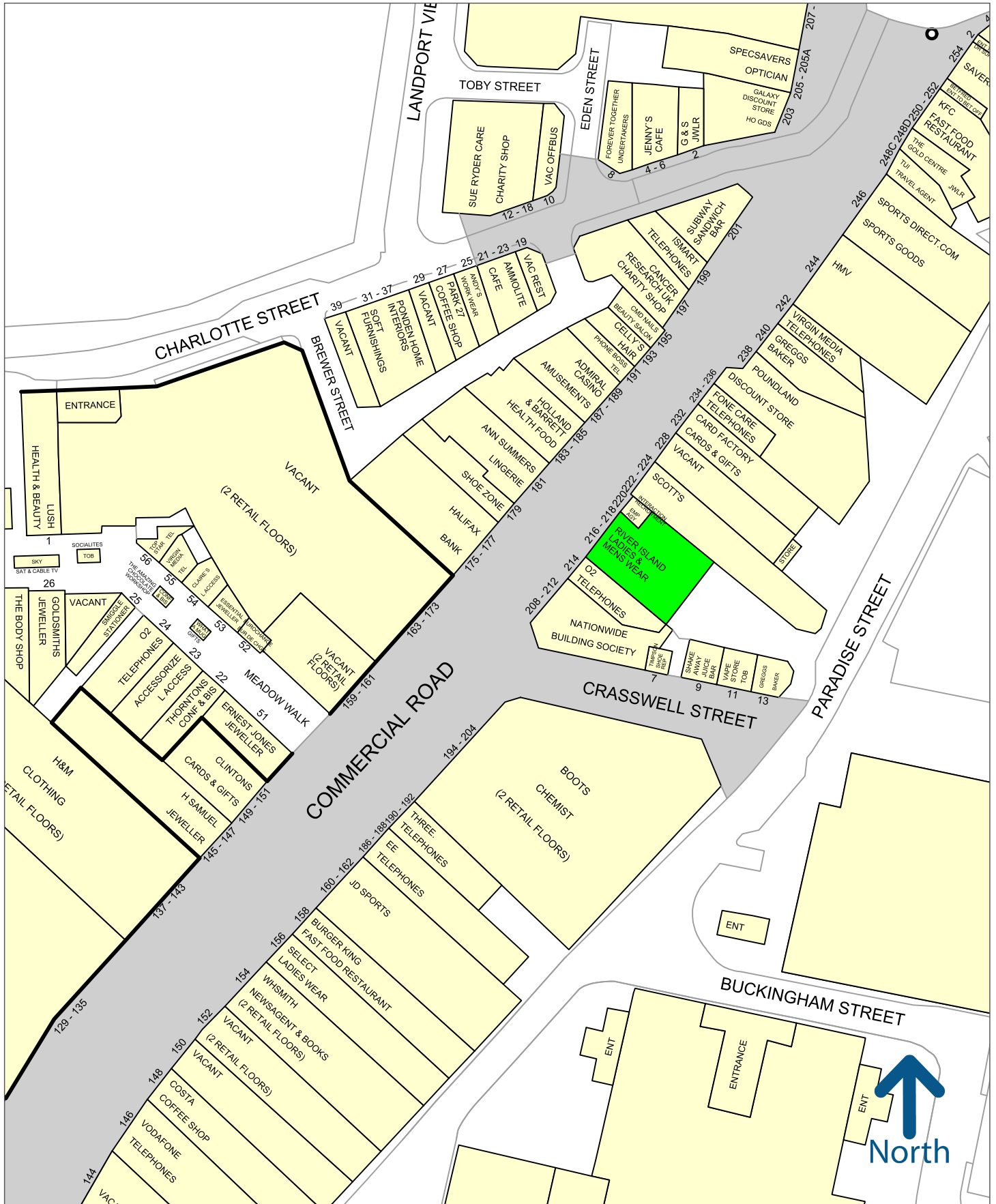
Harry Jeffery 020 7659 4837
harry.jeffery@greenpartners.co.uk

Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

Or, **Prime Retail**, contacting:

Rory Gittins 020 7016 5340

Subject to Contract



Experian Goad Plan Created: 28/04/2021
Created By: Green and Partners



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011