



**105D Commercial Road**  
Portsmouth, Hampshire PO1 1BQ

**TO LET**

## CITY CENTRE RETAIL UNIT

Sales Area 94.50 sq m (1,017 sq ft)

### Key Features:

- Central position close to public car parks, bus and rail stations
- Well located within busy shopping area
- Large student population within area
- Open plan sales area
- Rear access and parking
- Rent £29,000 pax
- New FRI lease available
- Nearby occupiers include Santander Building Society, The Works, Natwest, Greggs, CEX and Iceland
- Virtual tour available





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## Location

Portsmouth is located approximately 19 miles south east of Southampton and 70 miles south west of London. The city benefits from excellent road communications being situated at the M27/A27 junction, which links to M3 and A3(M) and provides access to London and the wider national motorway network.

The property is situated on the western side of Commercial Road, which is one of the main shopping areas within the city. Nearby occupiers include Santander Building Society, The Works, Natwest, Greggs, CEX and Iceland.

## Accommodation

The building is Grade II listed with the accommodation arranged over two floors, plus a basement. Internally, the ground floor provides open plan retail space, together with storage/office space, a kitchen and WCs on the first floor. There is rear loading and parking.

We understand the accommodation to have the following approximate floor areas:

Area	Sq M	Sq Ft
Ground Floor	94.50	1,017
First Floor	94.50	1,017
<b>Total</b>	<b>189.00</b>	<b>2,034</b>

## EPC

TBC

## Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning inquiries and satisfy themselves in this regard.

## Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £29,000 per annum exclusive.

## Business Rates

Rateable Value (2021): £33,750.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

## VAT

We understand the property is registered for VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

**George Cook**

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**023 9262 9006**

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**Flude**  
PROPERTY CONSULTANTS



07 April 2021

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH