



102 Fratton Road
Portsmouth, Hampshire PO1 5BZ

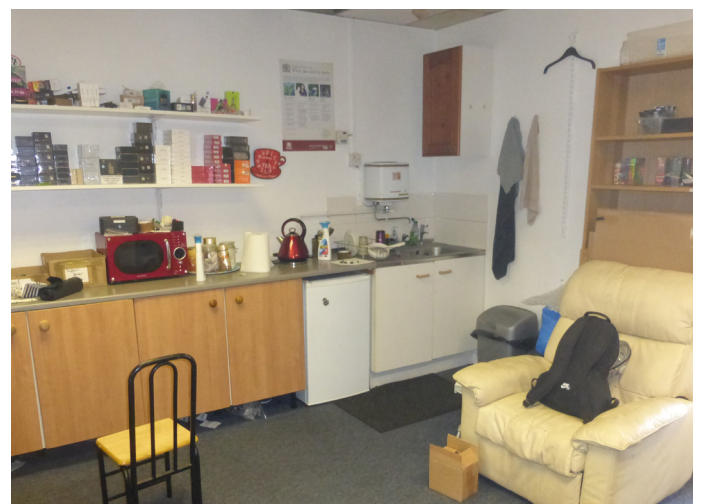
FOR SALE

MIXED USE FREEHOLD

Total NIA - 68.39 sq m (736 sq ft)

Key Features:

- Well located
- Busy retail location and residential area
- Open plan sales area
- Property let to Vapertrails Portsmouth
Limited on new lease at a rent of £12,000 pax
- Guide price 150,000 stc
- Freehold
- Nearby occupiers include Dominos, ASDA, Rowlands Pharmacy and Betfred





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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 eastern side of Fratton Road, which is an established retail location and a densely populated suburb of Portsmouth. Fratton train station is approximately a five minute walk away. Nearby occupiers Dominos, ASDA, Rowlands Pharmacy and Betfred .

Accommodation

The property comprises a single storey terraced building, which is configured as a self-contained retail unit. Internally, the accommodation benefits from open plans sales area, together with storage and a WC at the rear. Externally, there is a rear yard which is accessed from Nancy Road. It appears this can only be used for access to the property and not parking.

The property has the following approximate NIA:

Area	Sq M	Sq Ft
Sales Area	65.57	706
Storage	2.83	30
Total NIA	68.39	736

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.

25 May 2021

EPC

We understand the property to have an EPC rating of D (89).

Planning

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

Terms

The property is currently let to Vapertrails Portsmouth Limited on a full repairing and insuring basis (subject to a photographic schedule of condition) for a term of ten years with a five year rent review and break option. The passing rent is £12,000 per annum.

We have been instructed to market the property at a guide price of £150,000 for the freehold interest, subject to contract.

Business Rates

Rateable Value (2017): £7,100.

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

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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