

35 Kingston Road, Portsmouth
PO2 7DP



TO LET

■ Self-Contained Retail Unit

Total Size 136.35 sq m (1,758 sq ft)

■ Key Features

- Located in an established retail location
- Prominent corner position
- May be eligible for small business rate relief
- Rent £20,000 pax
- New FRI lease available
- Nearby occupiers include Ladbrokes, Tesco, The Post Office and Lallys Pharmacy



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 the M3 and A3(M) and provides access to London and the wider national motorway network.

The premises is situated on the western side of Kingston Road, close to its junction with New Road. The area is an **established retail location and densely populated suburb** of Portsmouth. Nearby occupiers include **Ladbrokes, Tesco, The Post Office and Lalys Pharmacy.**

Accommodation

The property comprises a self-contained ground floor retail unit.

We have measured and calculate the premises to have the following Net Internal Area (NIA):

Description	sq m	sq ft
Total Sales	138.10	1,486
Storage	25.25	272
Total NIA	136.35	1,758

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 Commercial incorporating Garner Wood:

portsmouthproperties@flude.com
023 9262 9000
www.flude.com



Planning

We understand that the property benefits from Class A1 use within the Use Classes Order 1987 (as amended).

EPC

To be confirmed

Business Rates

Rateable Value (2017): £9,900.

As the RV is below £12,000 we believe 100% small business rate relief is possible.

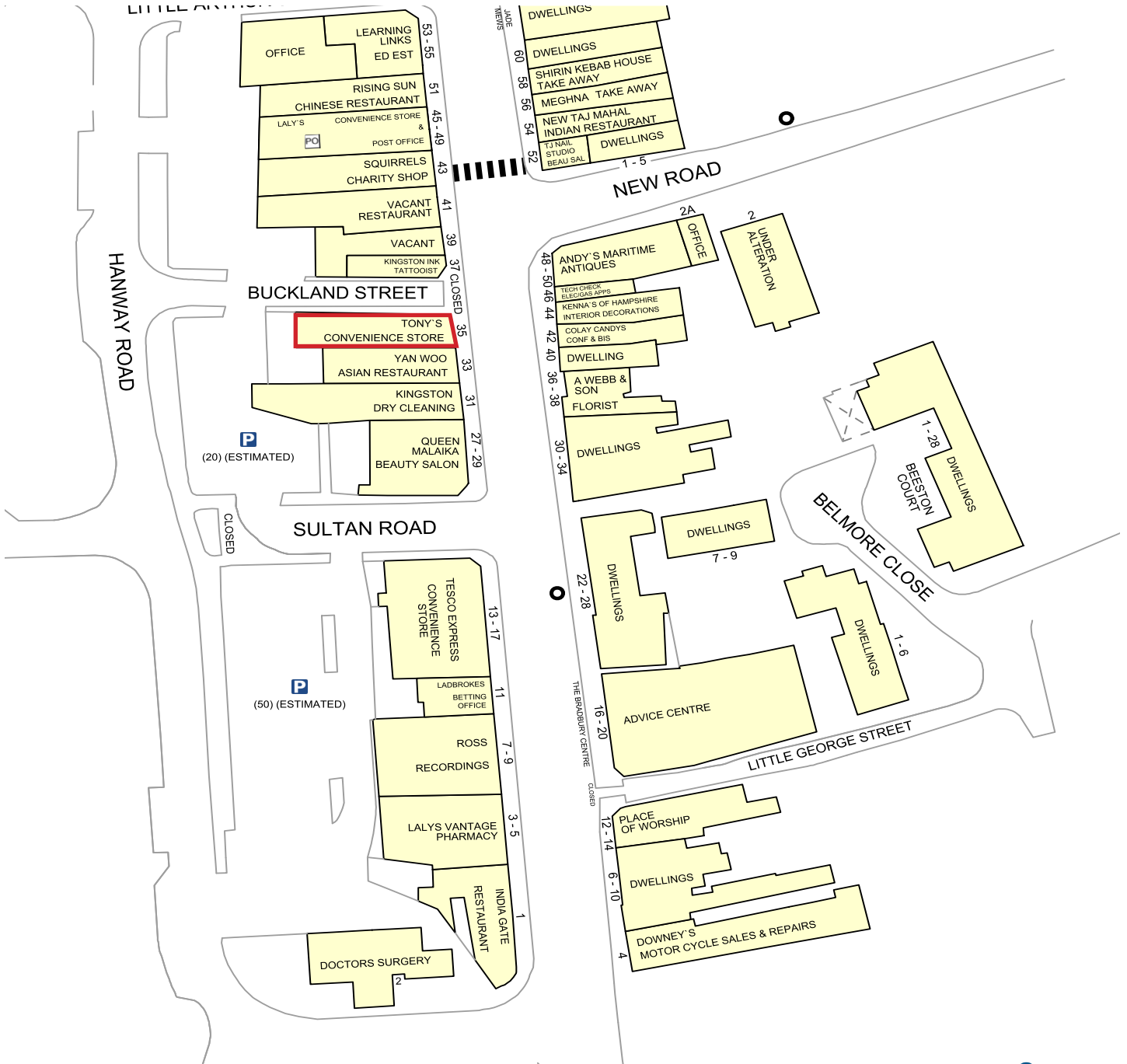
Terms

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 **£20,000 per annum exclusive.**





GOAD Map



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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.
11 September 2019