



36-40 Middle Street, Southsea, PO5 4BP
MUSIC / DANCE STUDIO / OFFICE BUILDING

Summary

Tenure	To Let
Available Size	5,735 sq ft / 532.80 sq m
Rent	£45,000 per annum
Business Rates	Upon Enquiry
EPC Rating	C (67)

Key Points

- Three Storey Building
- Off Street Garage Parking to the Rear
- Currently fitted as a recording / music studios with offices
- City Centre Location
- Suitable for a Variety of Uses (STP)

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Description

The property currently consists of three storeys which comprises, music studios, dance studio, reception, common room and male & female w.c.'s on the ground floor. The first and second floors comprise offices / teaching rooms and kitchenettes on both floors. Alternative uses considered and subject to removal of the music studios and planning.

The property benefits from having off street garage parking to the rear, off Earlsdon Street.

Location

Middle Street is located in the heart of Portsmouth, very close to the city centre, Law Courts and University, having easy access onto Winston Churchill Road and routes in and out of the city.

The property is situated on the western side of Middle Street, approximately 100 metres from the intersection with Winston Churchill Road.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,827	355.54	Available
1st	1,270	117.99	Available
2nd	638	59.27	Available
Total	5,735	532.80	

Terms

Available on a new full repairing and insuring lease for a term to be agreed at a rent of £45,000 per annum

Business Rates

Ground & First Floor - Rateable Value £29,750

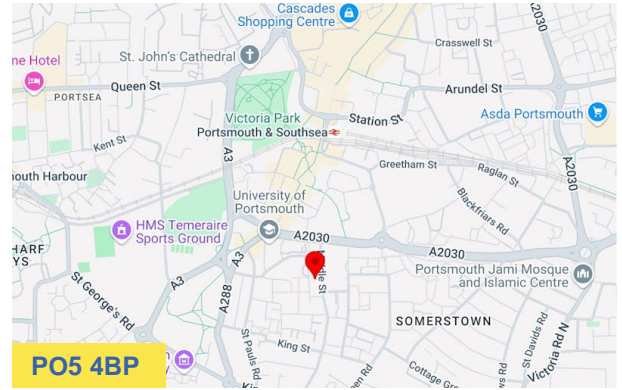
Second Floor - Rateable Value £6,200

You are advised to make your own enquiries to the local authority before making any committment.

Other Costs

Legal Costs - Each party to bear their own costs incurred in the transaction.

VAT - Unless stated otherwise all costs & rents are exclusive of VAT.



Viewing & Further Information

Tom Holloway

023 9237 7800 | 07990051230

tom@hi-m.co.uk

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