



green&partners

SHOP TO LET

PORTSMOUTH

160-162 COMMERCIAL ROAD

DESCRIPTION

The premises are located on the pedestrianised Commercial Road adjacent to **Burger King** and **EE**. Other nearby occupiers include **Boots**, **H&M**, **Primark** and **Top Shop**.

Please refer to the attached copy of the Street Traders Plan highlighting the unit's location.

ACCOMMODATION

The premises are arranged on ground, first and second floors, having the following approximate accommodation:

Ground Floor Sales	5,655 sq. ft. (525.37 sq. m)
First Floor Storage	2,570 sq. ft. (238.76 sq. m)
Second Floor Storage	1,041 sq. ft. (96.71 sq. m)

LEASE

A new effective full repairing and insuring lease is available for a term to be agreed subject to 5 yearly upward only rent reviews.

RENT

On application.

BUSINESS RATES

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

Rateable Value:	£235,000
Rates Payable (18/19):	£157,869

This figure is an estimate and cannot be relied upon. Interested parties are advised to make their own enquiries with the local authority.

EPC

A full report is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

AVAILABILITY

The property is available from December 2018.

VIEWING

Viewing is strictly by appointment through sole agents, **Green & Partners**, contacting:

Adam Bindman 020 7659 4822
adam.bindman@greenpartners.co.uk

James Jenkins 020 7659 4842
james.jenkins@greenpartners.co.uk

Subject To Contract

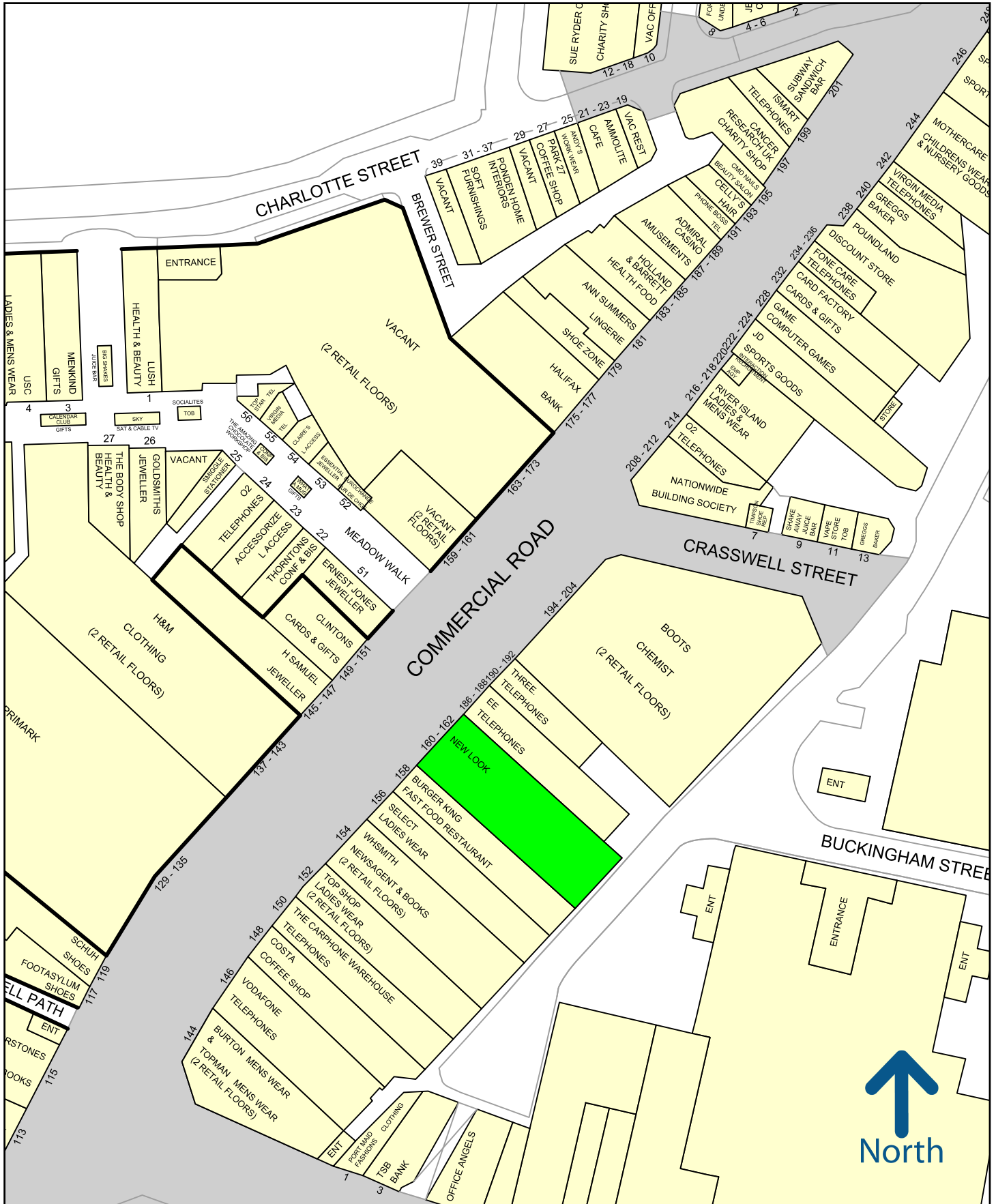
020 7659 4848

greenandpartners.co.uk

2 Gee's Court, St Christopher's Place, London W1U 1JA

Green & Partners is the trading name of Green & Partners LLP.
Registered Office 2 Gee's Court, St Christopher's Place, London W1U 1JA No: OC326730

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50 metres

Experian Goad Plan Created: 06/11/2018
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