



98 London Road, Portsmouth, PO2 0LZ

Retail / Showroom Premises

Summary

Tenure	To Let
Available Size	8,217 sq ft / 763.38 sq m
Rent	£54,000 per annum 3 Year Lease
Rates Payable	£34,410 per annum
Rateable Value	£62,000
EPC Rating	C (56)

Key Points

- Large Shop Front
- Open Plan Sales Area
- Prominent Position
- Rear Access and Loading

Description

The property comprises an open plan ground floor retail / showroom behind a fully glazed frontage plus office and ancillary staff room and w.c. facilities.

Rear loading and access is available via the neighbouring public car park which leads into Stubbington Avenue.

Location

The premises occupy a prime position in the centre of the retailing district of North End and is surrounded by other national occupiers including Iceland, Betfred, Greggs, Subway, Costa Coffee and Lidl Supermarket.

London road leads north towards the A27 and M27 motorway network with easy access to Chichester and Southampton and south towards Portsmouth City Centre and Southsea.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail / Showroom	8,217	763.38	Available
Total	8,217	763.38	

Specification

Open Plan Layout

Large Glazed Shop Front

Shop Depth 37m

Floor to Ceiling Height 3.82m

Rear Access and Loading

Rear Staff Room and 3 x WCs

Terms

Available by way of a new full repairing & insuring lease to be outside the Landlord & Tenant Act 1954 for a term of 3 years at a rent of £54,000 per annum.

Business Rates

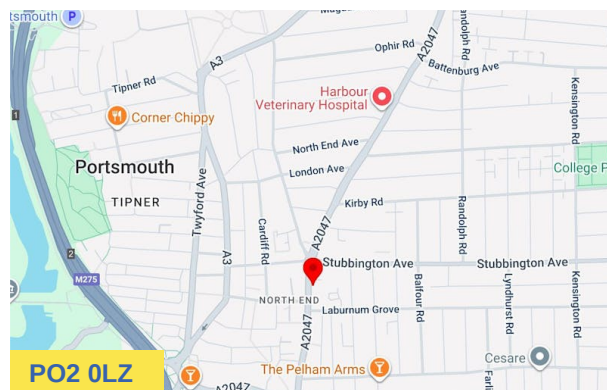
Rateable Value £62,000

You are advised to make your enquiries to the local authority before making a commitment to lease.

Other Costs

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

VAT - Unless otherwise stated all costs are exclusive of VAT



Viewing & Further Information

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