

WITHOUT PREJUDICE



84 Northern Road, Cosham, Portsmouth, PO6 3ER
Former Dentistry Available To Let

Summary

Tenure	To Let
Available Size	1,065 sq ft / 98.94 sq m
Rent	£21,500 per annum
Rateable Value	£20,750
EPC Rating	D (84)

Key Points

- Healthcare - Class E
- Onsite Parking
- Located On Busy Main Road
- Part Office Fit Out
- Ground Floor, 1st Floor and Ancillary Storage

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PORTSMOUTH **023 9237 7800**

SOUTHAMPTON **023 8011 9977**

Description

The property is an end of row building, which is configured with ground and first floor, and ancillary storage with kitchen.

Previously rented by a dentists, the building is of Class E benefiting retail, office and leisure use, though alternative uses may be considered (STP).

The property has onsite parking of an estimated 6 spaces.

Location

The property is located on southern side of Northern Road and is the last property in the row before the main roundabout. Northern Road forms part of the main arterial road that connects Cosham to Widley and Waterlooville via London Road.

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Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	596	55.37	Available
Ancillary - Garage	142	13.19	Available
1st	327	30.38	Available
Total	1,065	98.94	

Terms

Available on a new Full Repairing Insuring Lease for a term to be agreed at a rent of £21,500 per annum.

Business Rates

Rateable Value £20,750 - Source: VOA

You are advised to make your own enquiries in this regard to the Local Authority before making a commitment to lease.

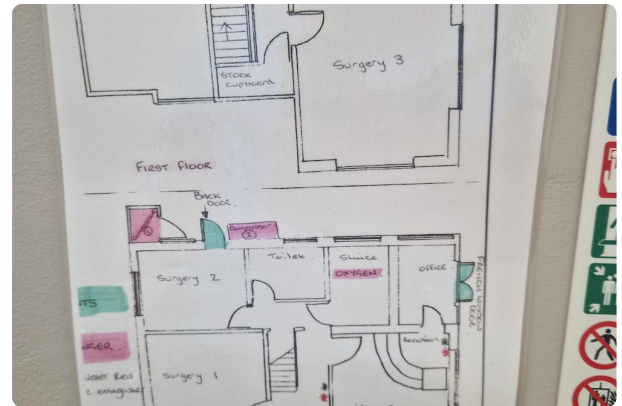
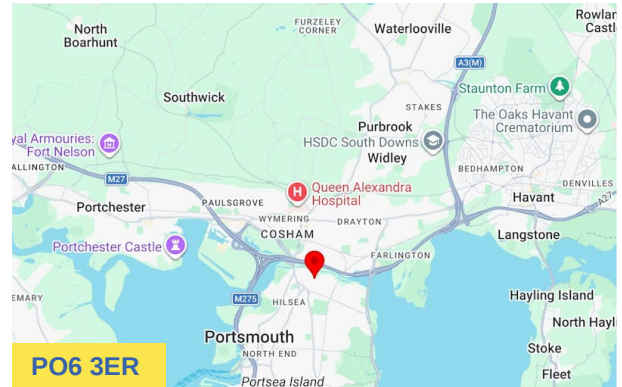
Other Costs

Building Insurance - £761.10 pa for the current policy term.

Legal Costs - Each party will be responsible for their own legal costs incurred in the transaction.

Unless otherwise states all rents and costs are exclusive of VAT.

VAT - It is understood that the property is elected for VAT



Viewing & Further Information

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