

TO LET

Class 'E' Unit Available

**60 Northern Road,
Portsmouth, Hampshire,
PO6 3DX**

Key Features

- Net Internal Area – 1,326 Sq Ft (123.19 Sq M)
- Allocated Parking
- Asking Rent £15,000
- Close proximity to Junction 12 of the M27
- Appropriate for a variety of different class 'E' use



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3 West Links, Tollgate, Chandler's Ford, Hampshire, SO53 3TG

Location

The property is located on the outskirts of Portsmouth city centre in the suburb of Cosham. The property is situated on the main Northern Road which is a route connecting Portsmouth's northern suburbs to Portsea Island and is in close proximity to Junction 12 of the M27. The property occupies a prominent road frontage position.

Description

The property comprises a ground floor, first floor and second floor office / retail space that would be suitable for a variety of different uses. The previous user was operating an elderly care business, with training facilities on site. As a result parts ground floor has medical standard flooring which would benefit those businesses in medical, physio therapy and fitness.

The property benefits from a kitchen, W/C facilities, and allocated parking areas suitable for circa 6/7 cars.



What3words: fears.buzz.bottom

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	732	68
First Floor	456	42.36
Second Floor	138	12.82
Total Net Internal Area	1,326	123.19

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.



Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £15,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

We understand that VAT is not payable, however all parties are advised to make their own enquiries into the matter.

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating

D (79)

Rateable Value

Rating

£19,000

Source www.voa.org.uk

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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