MAVA
REAL ESTATE

TO LET

Class 'E' Unit Available

60-62 Northern Road, Cosham, Portsmouth, Hampshire, PO6 3DX

Key Features

- Net Internal Area - 3,072 Sq Ft (285.41 Sq M)
- Allocated Parking Areas
- Total Asking Rent £33,000
- Close proximitey 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

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Location

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

Description

Each 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 of No. 60 was operating an elderly care business, with training facilities on site. As a result, parts of this ground floor have medical standard flooring which would benefit those businesses in medical, physiotherapy and fitness.

The opportunity benefits from a kitchens, W/C facilities, and parking areas suitable for circa 12 cars. Although both 60 and 62 have no internal linking doors between them, they previously did and these could be reinstated if desirable.

What3words: **pure.cowboy.cool**

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Site Plan

For guidance purposes only. Not to scale and not to be relied upon.

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Terms

No. 60 is 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.

No. 62 is available by way of a new full repairing and insuring lease for a term to be agreed at £18,000 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.

Accommodation

Floor Areas	Sq Ft	Sq M
No. 60 Ground Floor	732	68
No. 60 First Floor	456	42.36
No. 60 Second Floor	138	12.82
No. 62 Ground Floor	1,124	104.42
No. 62 First Floor	505	46.91
No. 62 Second Floor	117	10.88
Total Net Internal Area	3,072	285.41

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

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

No. 60 Asset Rating	D (79)
No. 62 Asset Rating	D (93)

Rateable Value

No. 60 Rating	£19,000
No. 62 Rating	£16,250

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.

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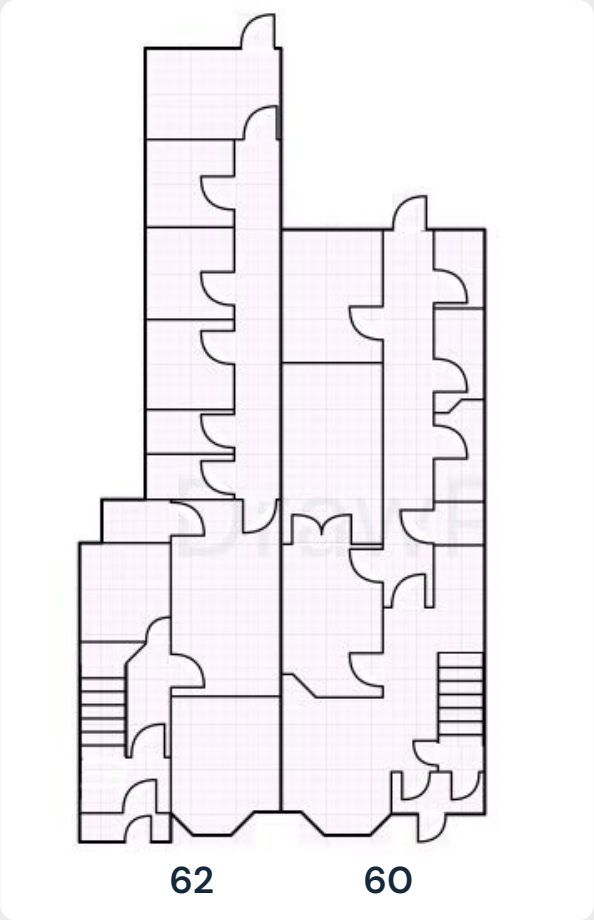
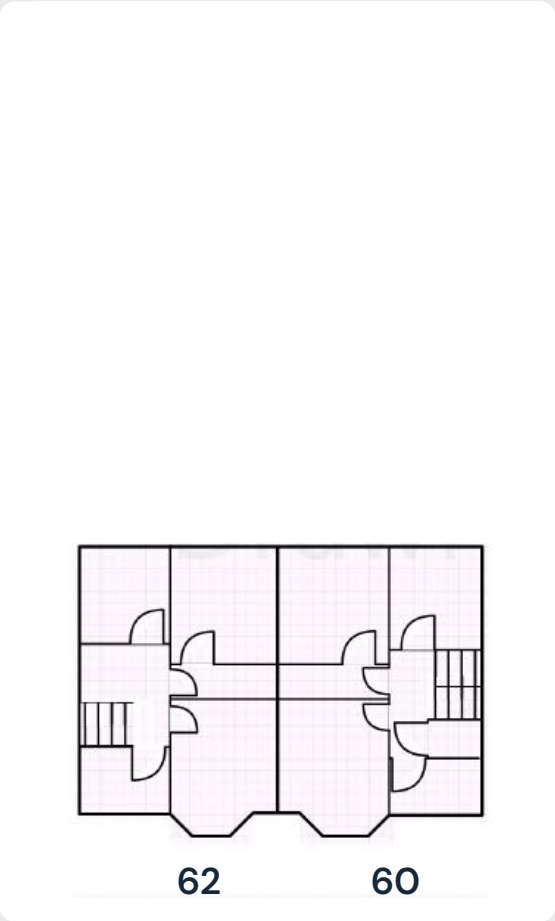
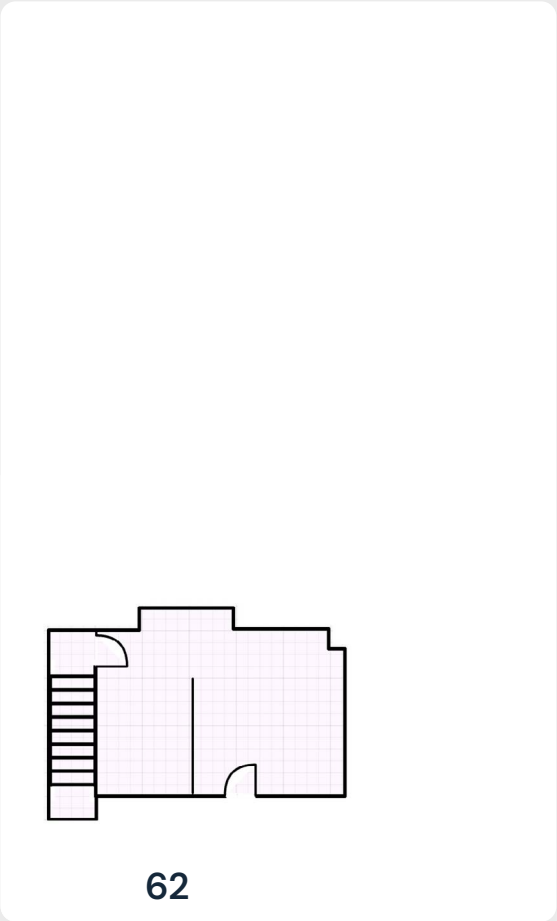
Ground Floor



First Floor



Second Floor



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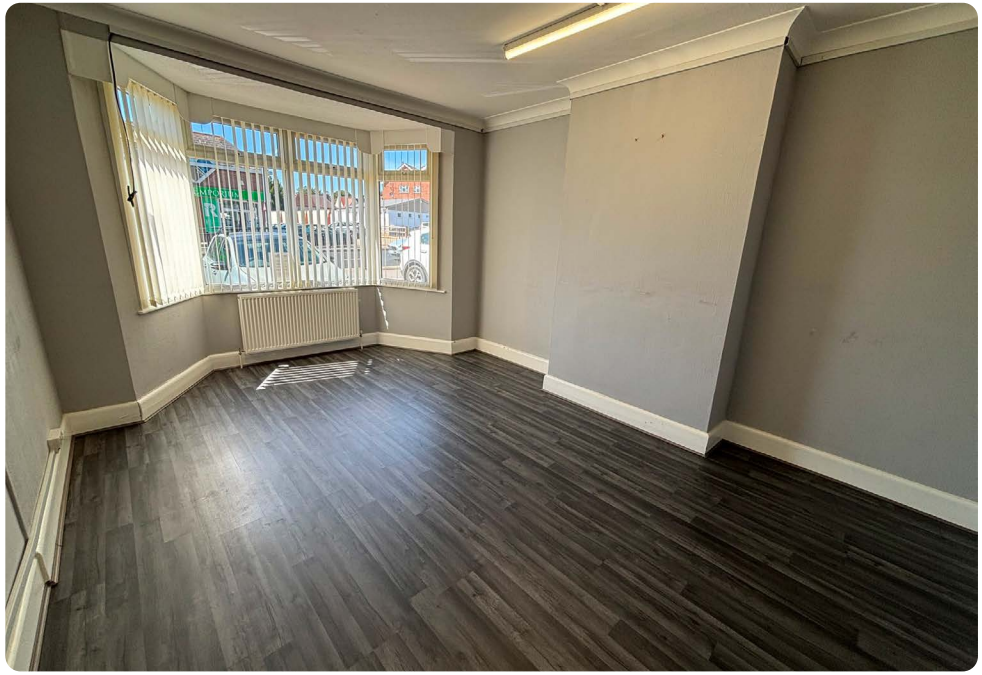

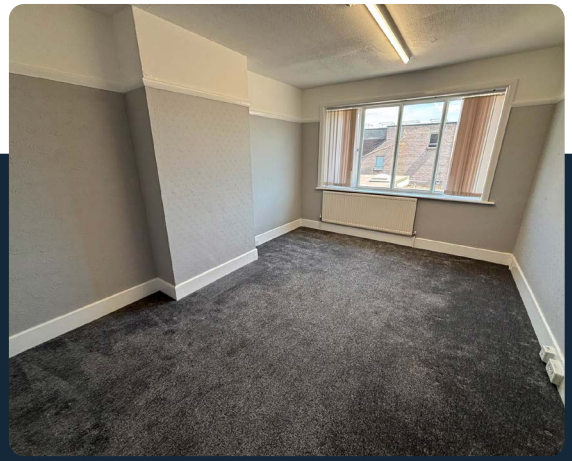

Contact Us

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

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