



## Unit 3 Southdown View, London Road, Portsmouth, PO3 5FS

### Ground Floor Commercial Unit

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	3,012 sq ft / 279.82 sq m
<b>Rates Payable</b>	£29,952 per annum
<b>Rateable Value</b>	£58,500
<b>EPC Rating</b>	Upon Enquiry

#### Key Points

- New Development
- Suitable for a Variety of Uses
- Accessible Location



# Unit 3 Southdown View, London Road, Portsmouth, PO3 5FS

## Description

Southdown View comprises a new mixed use development providing 59 flats. At ground floor level there are 3 commercial spaces with Bernards Estate Agents and Downland Veterinary Group occupying premises fronting the main London Road.

Unit 3 is offered in a shell condition, ready for occupiers fit out.

The commercial units within the development benefit from cross rights over car parking spaces for commercial users, further details on request.

## Location

Southdown View is located in a prominent position on the main A3 trunk road into Portsmouth. The M27 and A27 are a short distance away, whilst Hilsea Train Station is a 10 minute walk.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	3,012	279.82	Available
<b>Total</b>	<b>3,012</b>	<b>279.82</b>	

## Terms

The unit is available on a new effective full repairing & insuring lease for a term to be agreed.

Alternative consideration may be given to a long leasehold sale. Further details upon request.

Rent / Long Leasehold Price - on application

## Planning

The unit currently benefits from a health surgery / medical use within Class D1.

Suitable for other uses subject to planning.

Interested parties should make their own enquiries via Portsmouth City Council.

## Business Rates

Rateable Value £58,500

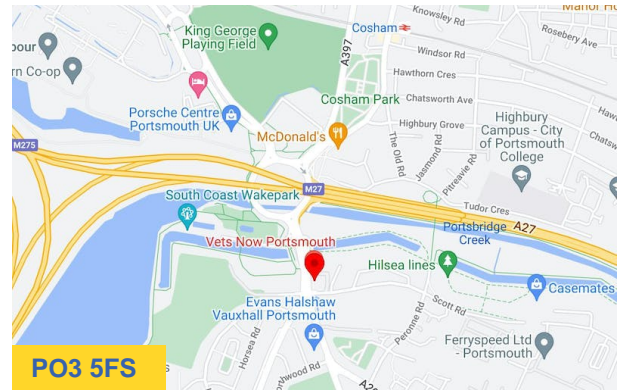
You are advised to make your own enquiries to the local authority before making a commitment to lease.

## Other Costs

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

Service Charge - A service charge will be applicable, further details upon request.

Unless otherwise stated all rent / prices are exclusive of VAT.



## Viewing & Further Information

**Tom Holloway**

023 9237 7800 | 07887602603

tom@hi-m.co.uk

More properties like this at [www.hi-m.co.uk](http://www.hi-m.co.uk)

**023 9237 7800**

**HOLLOWAY  
ILIFFE &  
MITCHELL**

**hi-m.co.uk**

For the Lessors or Vendors of this instruction, whose Agents they are, give notice that, These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property. Unless stated, all prices and rents are quoted exclusive of VAT Generated on 16/08/2023





