



Unit 3 Southdown View, London Road, Portsmouth, PO3 5FS
Ground Floor Commercial Unit

Summary

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

Key Points

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

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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
Total	3,012	279.82	

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

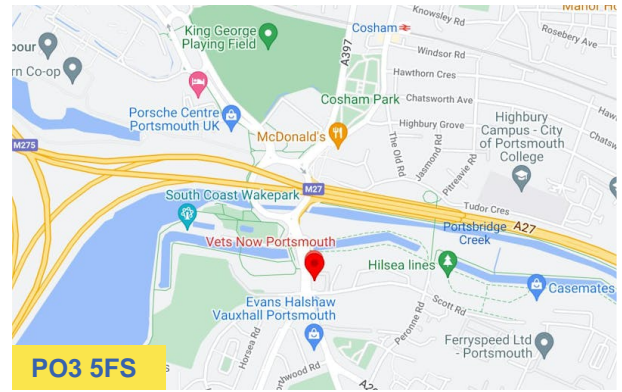
You are advised to make your own enquiries to the local authority before making a commitment to lease.

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

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