

PORTSMOUTH

Unit B Central Square
Pavilion, Lakeside, PO6 3EN



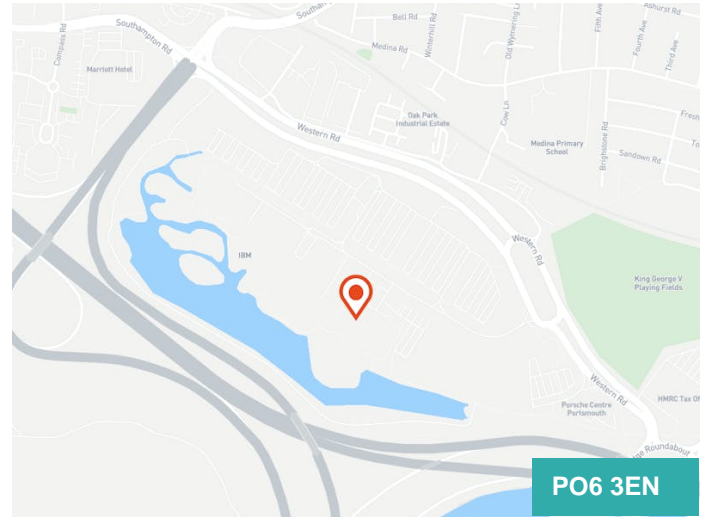
RETAIL TO LET

798 SQ FT

- Business Park Retail Hub
- Suitable for wide variety of uses
- Customer car parking adjacent

Prominent Retail Unit

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Summary

Available Size	798 sq ft
Passing Rent	£15,266 per annum
Rateable Value	£12,000
Service Charge	£2,366 per annum
EPC Rating	C

Description

The premises comprises a retail unit arranged over the ground floor only. The premises have recently been refurbished and for certain uses will be ready to trade.

Location

Lakeside North Harbour is one of the south's landmark business locations. Already a thriving business community housed in 600,000 sq ft of offices, there is consent for a further 1 million square feet of development. Companies on site include Southern Co-operative, Wiggle, Babcock and Capita. In addition within the campus there is a 153 bedroom Village Hotel and Leisure club, state of the art Porsche Centre and a Tops Day Nursery.

The subject premises are located in the central square the retail hub for the business park, with other occupiers including Southern Co-op convenience store, Starbucks, Subway and Studio 8 Beauty.

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m
Ground	798	74.14
Total	798	74.14

Terms

Available by way of an assignment of an existing lease held for a term expiring 10th October 2027 at a rental of £15,266 per annum.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 (health, surgery/clinic) and D2 (leisure) uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020. Interested parties should make their own planning enquiries and satisfy themselves in this regard. The lease held is subject to Good Estate Management provisions.

Legal Costs

Each party to bear their own legal costs.



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