



CAN BE COMBINED WITH UNIT 3

Unit 2 Southdown View, London Road, Portsmouth, PO3 5FS

Ground Floor Commercial Unit

Summary

Tenure	To Let
Available Size	2,978 sq ft / 276.67 sq m
Rent	Rent on application
Rates Payable	£22,912 per annum
Rateable Value	£44,750
EPC Rating	Upon enquiry

Key Points

- Modern Development
- Suitable for a Variety of Uses (STP)
- Accessible Location

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Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	2,978	276.67	Available
Total	2,978	276.67	

Description

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

Unit 2 is offered in a shell condition, ready for occupiers fit out. This can also be combined with unit 3 behind.

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.

Specification

- * Fitted to a shell finished
- * Full shop front
- * 4 separate WCs
- * Parking
- * Concrete floor

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 and retail uses.

Suitable for other uses subject to planning.

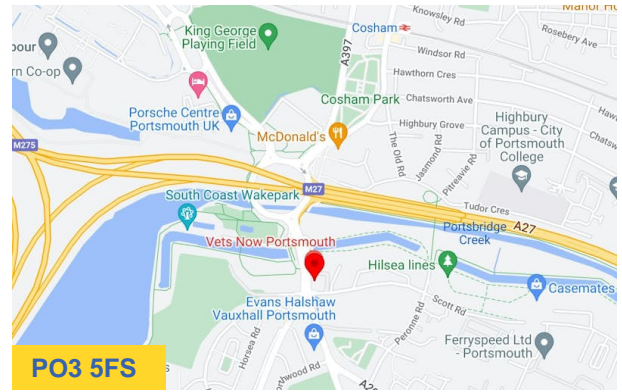
Interested parties should make their own enquiries via Portsmouth City Council.

Business Rates

Rateable Value £44,750.00

You are advised to make your own enquiries to the Local Authority in this regard before making a commitment to lease.

Other Costs



Viewing & Further Information

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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.

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

