



CAN BE COMBINED WITH UNIT 3

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

### Ground Floor Commercial Unit

#### Summary

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

#### Key Points

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



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

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	2,978	276.67	Available
<b>Total</b>	<b>2,978</b>	<b>276.67</b>	

## 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.

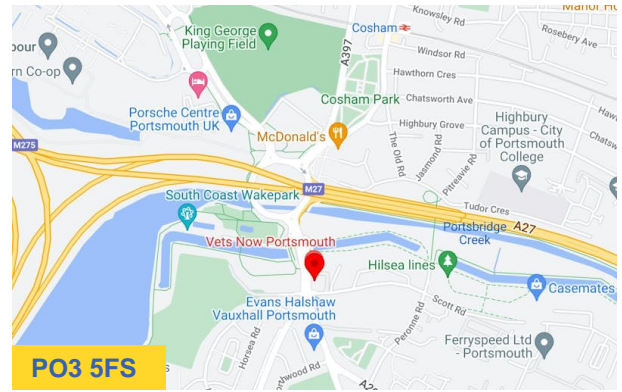
Interested parties should make their own enquiries via Portsmouth City Council.

## 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

**Tom Holloway**

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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.



