



**HOLLOWAY
ILIFFE &
MITCHELL**

Industrial, Other, Retail, Takeaway, Warehouse
TO LET



4 Claybank Road, Portsmouth, PO3 5NH

INDUSTRIAL/WAREHOUSE UNIT AVAILABLE

Summary

Tenure	To Let
Available Size	1,510 sq ft / 140.28 sq m
Rent	£16,500 per annum
Service Charge	£200 per month Building Insurance £1,320 per annum
Rates Payable	£3,993.60 per annum Source: VOA

Key Points

- Industrial/Warehouse Unit
- Additional Rentable Ancillary Office
- Parking Available
- Different Use Possibilities
- 1.7m (w) x 3m (h) Loading Door



hi-m.co.uk

PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

Description

The property is currently trading as Florio's D'Italia Pizza, and consists of main shop area, warehouse, and mezzanine storage area above the main shop.

The property could be used as general industrial/warehouse with the shop element removed, or taken in its current state. This could suit Industrial, Retail, Take-Away, Warehouse, Storage, or Dark Kitchen use. If used as a Take-Away, the covering area is between Cosham and Southsea.

There is a small ancillary office in adjoining building and can be rented for £150 pcm in addition.

The property comes with x1 parking space at the front, and there is an option to rent additional spaces at £100 pcm. There is also access to a fork lift if required.

Location

Portsmouth is located approximately 20 miles east of Southampton and 70 miles South West of London. The city benefits from excellent road communications being situated at the M27 / A27 junction, which links to the M3 and A3(M) which provides access to London and the wider national motorway network.

Claybank Road is situated off Burrfields Road in the heart of Portsmouth.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	1,510	140.28	Available
Total	1,510	140.28	

Specification

- * Ancillary Office available for £150 pcm.
- * Minimum Internal Eaves Height 4m.
- * Roller Shutter Loading Doors (1.7m Wide x 3m Height)
- * Solid Concrete Painted Floor.
- * Parking Area Outside Unit, With Additional Spaces (£100 pcm).
- * LED Lighting.

Terms

Available on a new Full Repairing Insuring Lease for a term to be agreed at a commencing rental of £16,500 pax with additional parking available at £100 pcm. A small ancillary office is also available at £150pcm exclusive.

Other Costs

Estate Service Charge of £200 pcm & Buildings Insurance TBC, will be payable by the Tenant.

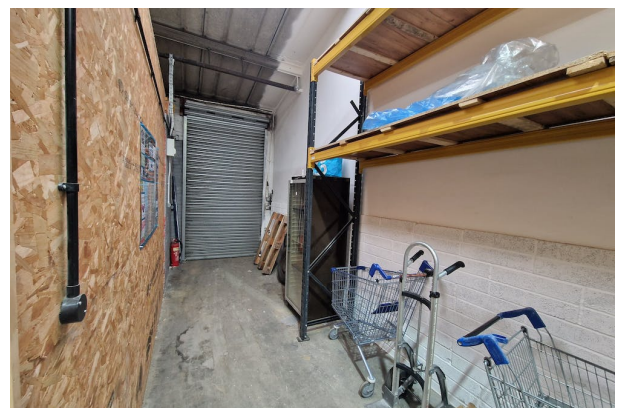
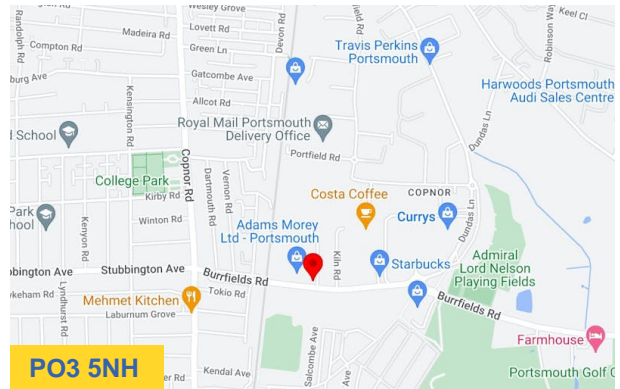
Legal Costs - Each party will be responsible for their own legal costs.

VAT - we understand the property is not elected for VAT.

Business Rates

Rateable Value £7800

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



Viewing & Further Information

James West

02392 377800 | 07415438230

James@hi-m.co.uk

More properties like this at www.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

