



5, Claybank Road, Portsmouth, PO3 5NH
Take-Away or Dark Kitchen Premises Available

Summary

Tenure	To Let
Available Size	404 sq ft / 37.53 sq m
Service Charge	N/A
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Take-Away or Dark Kitchen Use
- Kitchen Equipment Included
- Cosham to Southsea Catchment Area
- Ancillary Office

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Description

Unit 5 Claybank Road is currently operating as Florio's D'Italia Pizza Kitchen and Take Away. The unit comes with Kitchen appliances, such as sink area, preparation area, cooker, extraction, and other equipment; this would suit a Take-Away or Dark Kitchen use.

For Take-Aways, the catchment area from the property covers everything between Cosham to Southsea. The Property also has an Off-Licence to sell alcohol.

There is also an ancillary office on the 1st floor above the kitchen that comes with the property.

The property comes with x1 parking space, and there is an option to rent additional spaces at £100 pcm.

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 with easy access to Cosham in the north or Southsea to the south.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Kitchen	300	27.87	Available
Unit - Office	104	9.66	Available
Total	404	37.53	

Specification

- * Kitchen (300 sq.ft.)
- * Ancillary Office (104 sq.ft.)
- * Kitchen Equipment Included
- * x1 Parking Space, With Additional Spaces at £100 pcm.
- * Service Charge £100 pcm Which Includes Rubbish Bin.
- * Solid Floor.
- * 5G Wifi
- * Take-Away catchment covers Cosham to Southsea

Terms

Available on a new Full Repairing Insuring Lease for a term to be agreed at a commencing rental of £12,500 pax. Includes water bill, service charge, equipment provided.

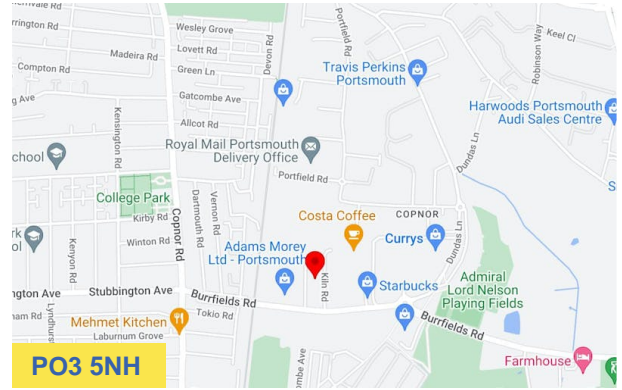
Other Costs

Buildings Insurance - £540 for the term (apportioned) will be payable by the Tenant.

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

Parking - additional spaces at £100 pcm

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



Viewing & Further Information

James West
02392 377800 | 07415438230
James@hi-m.co.uk

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