



**HOLLOWAY
ILIFFE &
MITCHELL**

Leisure, Restaurant, Retail, Takeaway
TO LET



39 High Street, Old Portsmouth, PO1 2LU

Well Located Corner Retail / Cafe Within Old Portsmouth

Summary

Tenure	To Let
Available Size	677 sq ft / 62.90 sq m
Rent	£14,000 per annum
Service Charge	£1,788.16 per annum Building Insurance - insurance for period 15/10/22 - 14/10/23 amounts to £464.87
Rates Payable	£3,892.20 per annum

Key Points

- Return Frontage
- Prominent Position
- Various Uses Considered
- Historic Location



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PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

Description

The subject unit is a corner retail / cafe premises which consists of a sales area leading to a w.c. with wash hand basin, rear preparation and storage area.

The unit benefits from having a return frontage and is in a very prominent position within Old Portsmouth.

Location

The property is located in a prominent position on the corner of High Street and Pembroke Road opposite Portsmouth Cathedral in the historic setting of Old Portsmouth.

The unit is within a short walking distance from Gunwharf Quays and other amenities within Southsea and Portsmouth.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales Area	638	59.27	Available
Ground - Store	39	3.62	Available
Total	677	62.89	

Specification

- * Open Plan Sales Area
- * w.c. and wash hand basin
- * Rear Preparation / Storage Area
- * Rear Access
- * Laminate Floor
- * Timber Framed Glazed Shop Front

Terms

Avialable on a new effective full repairing & insuring lease for a term to be agreed at £14,000 per annum.

Business Rates

Rateable Value £7,800

The property will qualify for small business rates releif, you are therefore advised to make your own enquiries to the local authority before making a comittment to lease.

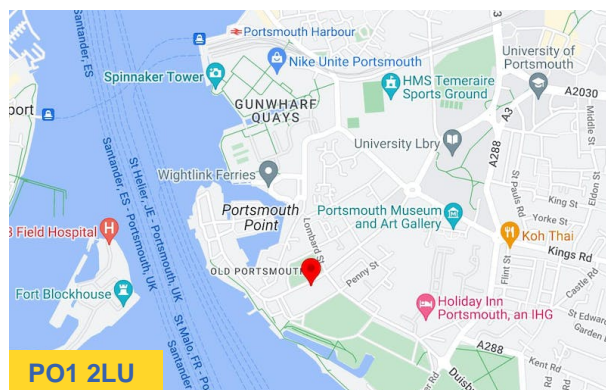
Other Costs

Legal Costs - Each party to bear their own costs incurred in the transaction.

VAT - Unless otherwise stated all costs and rents are exclusive of VAT.

Service Charge - £447.04 per quarter

Buildings Insurance - insurance for period 15/10/22 - 14/10/23 amounts to £464.87



Viewing & Further Information

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