



**48A HIGH STREET, COSHAM, PO6 3AG**

**LEISURE / RETAIL TO LET**

**Ground Floor 4,032 SQ FT (374.57 SQ M)**



# Summary

## RETAIL/LEISURE PREMISES - TO LET

Available Size	7,185 sq ft
Rent	£40,000 per annum
Rateable Value	£36,500
EPC Rating	C (57)

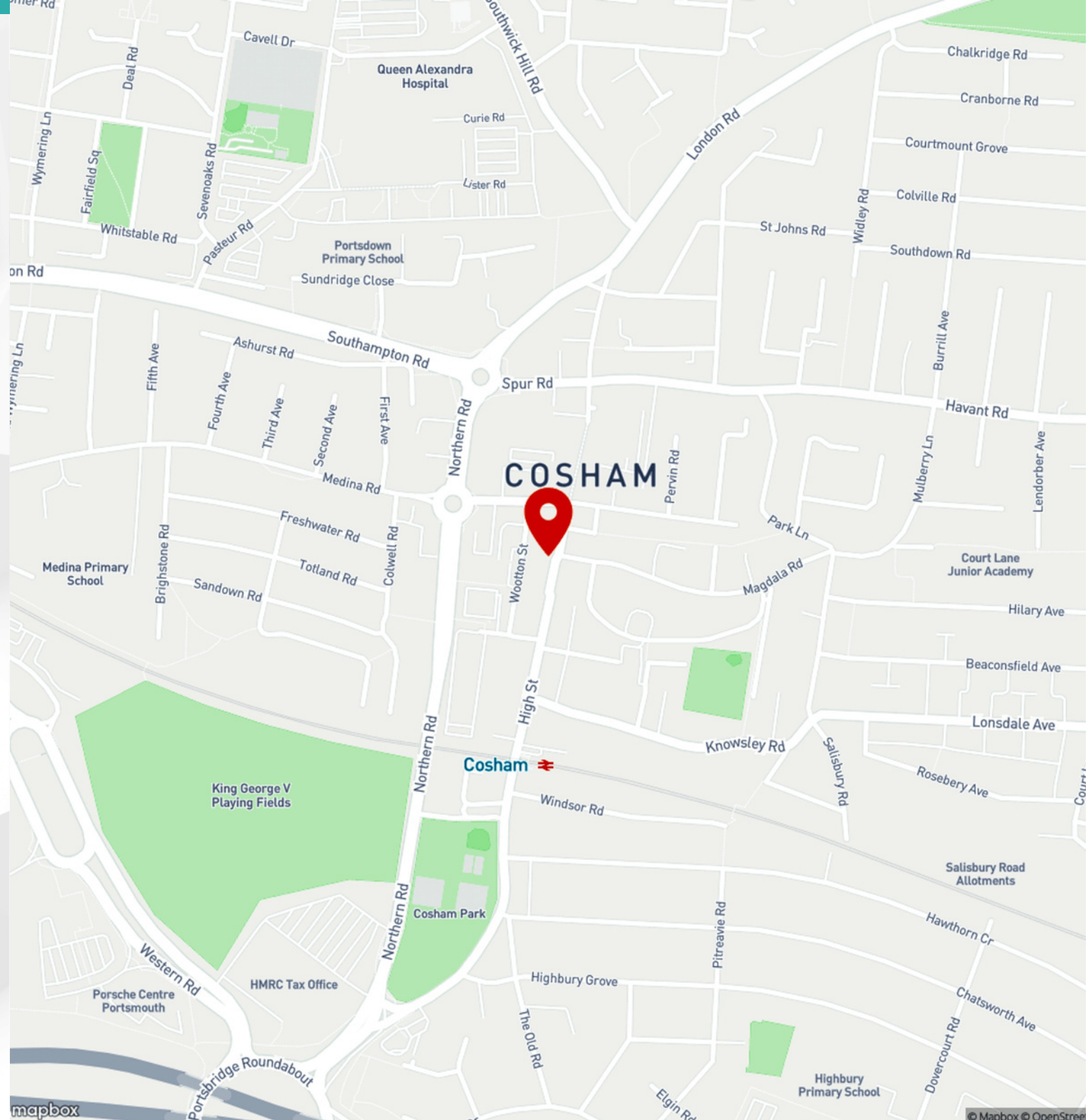


# Location



48A High Street, Cosham, PO6 3AG

The subject property occupies a prominent position in a busy location on Cosham High Street. Nearby occupiers include WH Smith, Specsavers, Peacocks, Costa and Poundland. There is short stay customer parking directly in front of the unit. Cosham rail station is a short walk south of the premises.





Advice

Up for  
protest  
Mega  
Demo

# Further Details

## Description

The property is a purpose built 1980's retail premises arranged over ground and first floors. The premises benefit from a double frontage and have rear customer access at ground floor directly to Wooton Street. At the rear of the premises there are 3 car parking spaces, a loading bay area and bin storage space.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	3,642	338.35
Ground - Ancillary	390	36.23
1st - Ancillary	3,153	292.92
<b>Total</b>	<b>7,185</b>	<b>667.50</b>

## Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

## Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses.

Use Class E encompasses A1, A2, A3, B1 and some D1 (health, surgery/clinic) and D2 (leisure) uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020. Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.





## Enquiries & Viewings

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 **Vail Williams**  
View on our website