



**UNIT 40 THE BOARDWALK, PORTSMOUTH, PO6 4TP**

**RETAIL / TRADE COUNTER / SHOWROOM TO LET**

**4,750 SQ FT (441.29 SQ M)**



**Vail  
Williams**



# Summary

## Fitted Retail Showroom – To Let

Available Size 4,750 sq ft

Rent Rent on application

Rateable Value £49,750

EPC Rating D (95)

- Waterfront Leisure scheme
- Prominent unit at main entrance
- Fitted showroom space
- Marina views and external terrace



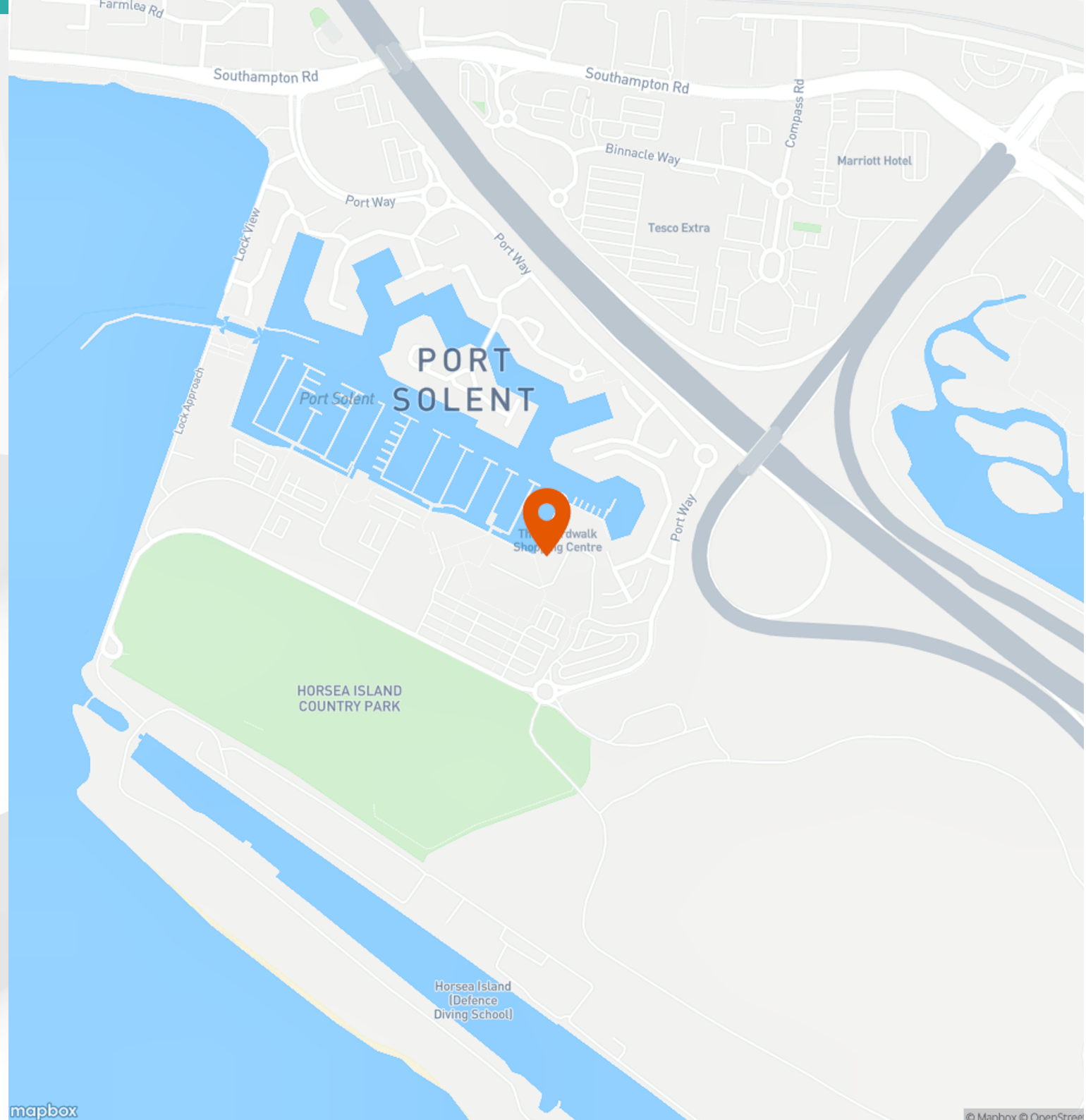


# Location



**Unit 40 The Boardwalk, Port Solent, Portsmouth, PO6 4TP**

Port Solent is an established leisure and tourist destination with an interesting mix of restaurants, bars, shops, a 6 screen Odeon Cinema and David Lloyd Health Club. The premises occupy a highly visible position at the main entrance to The Boardwalk. Other occupiers include Pavers, Cotton Traders, Zizzi, Prezzo, Koh Thai, Harvester and Casa Brasil.









# Further Details

## Description

The premises are situated at first floor level and benefit from extensive window frontage to the main entrance to The Boardwalk and also the marina. The premises have until recently been trading as a retail outlet and are fitted to a good standard. There is an external terrace area directly outside the unit overlooking the marina.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Fitted Retail Showroom	4,750	441.29
<b>Total</b>	<b>4,750</b>	<b>441.29</b>

## Terms

Available on a new FRI lease for a term to be agreed.

## Service Charge

A service charge is applicable to the unit. Further details on request.

## Planning

The premises have been trading as a retail shop within Class E (a), but would be suitable for other uses within Class E including a restaurant. Further details.

## 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.

## Viewings

Via sole agents: Vail Williams Tim Clark - 07584 214662  
tclark@vailwilliams.com.





## Enquiries & Viewings



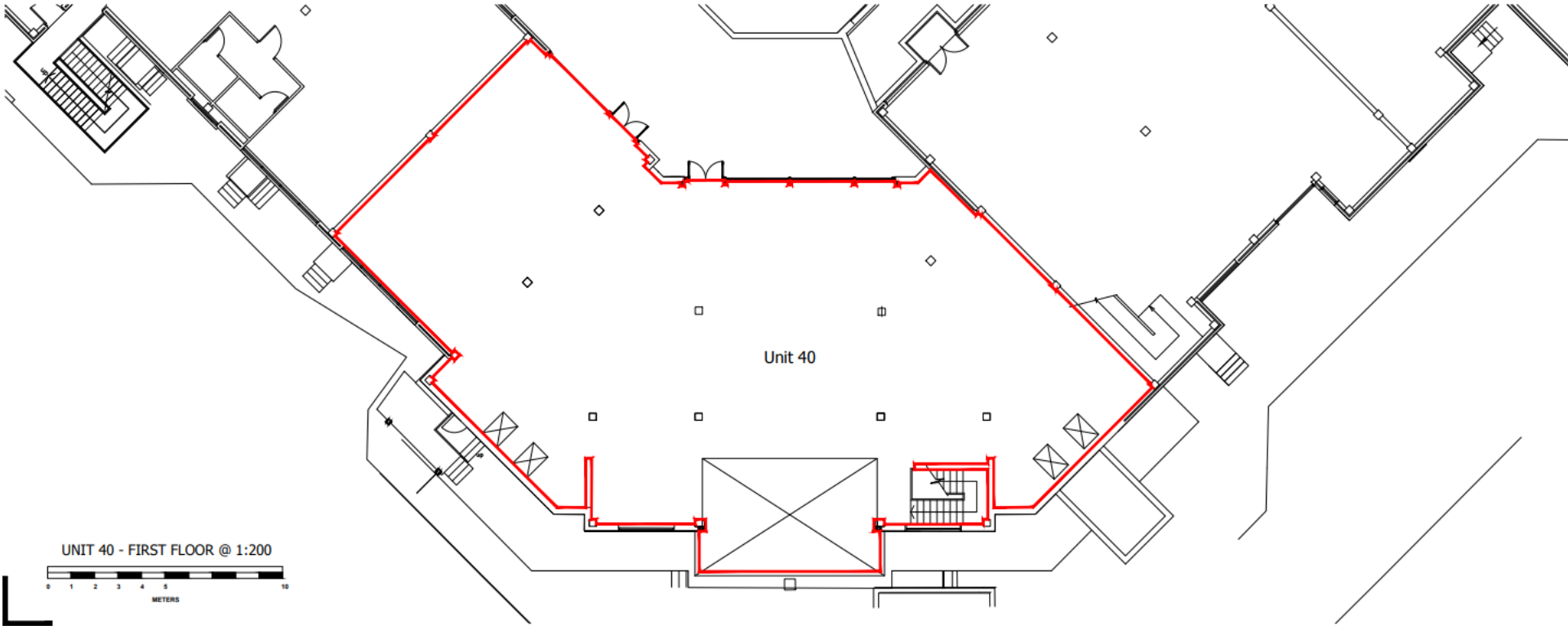
**Tim Clark**

tclark@vailwilliams.com

07584 214662







Unit 40

UNIT 40 - FIRST FLOOR @ 1:200

