

UNITS 30-31 THE BOARDWALK, PORT SOLENT, PORTSMOUTH, PO6 4TP



RESTAURANT TO LET 2,062 SQ FT (191.57 SQ M)

Summary

Restaurant - To Let

Available Size	2,062 sq ft
Rent	Rent on application
Rateable Value	£33,500
Service Charge	A service charge is applicable, further details on request
EPC Rating	C (57)

- Waterfront Leisure Scheme
- External Terrace
- Part Fitted
- Marina Views



Location

Units 30-31 The Boardwalk,
Port Solent, 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 prominent position close to the main entrance to The Boardwalk. Other occupiers include Zizzi, Sir Alec Rose pub, Prezzo, Koh Thai, Bangerz 'n' Burgerz, Harvester and Casa Brasil.





Further Details

Description

The premises are arranged over ground only, with an external terrace that has views across the marina basin. The premises have been trading until recently as a restaurant and retain the majority of the previous occupiers fitout.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,062	191.57
Outdoor - External Terrace	327	30.38
Total	2,389	221.95

Terms

Subject to vacant possession, the property is available on a new lease on terms to be agreed.

Planning

The premises benefit from Class E(b) use as a restaurant.

VAT

VAT will be chargeable on the terms quoted.

Legal Costs

Each party to bear their own.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



Enquiries & Viewings



Tim Clark tclark@vailwilliams.com

07584 214662



Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact c. All properties are measured in coordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with he RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 02/05/2024

