



**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

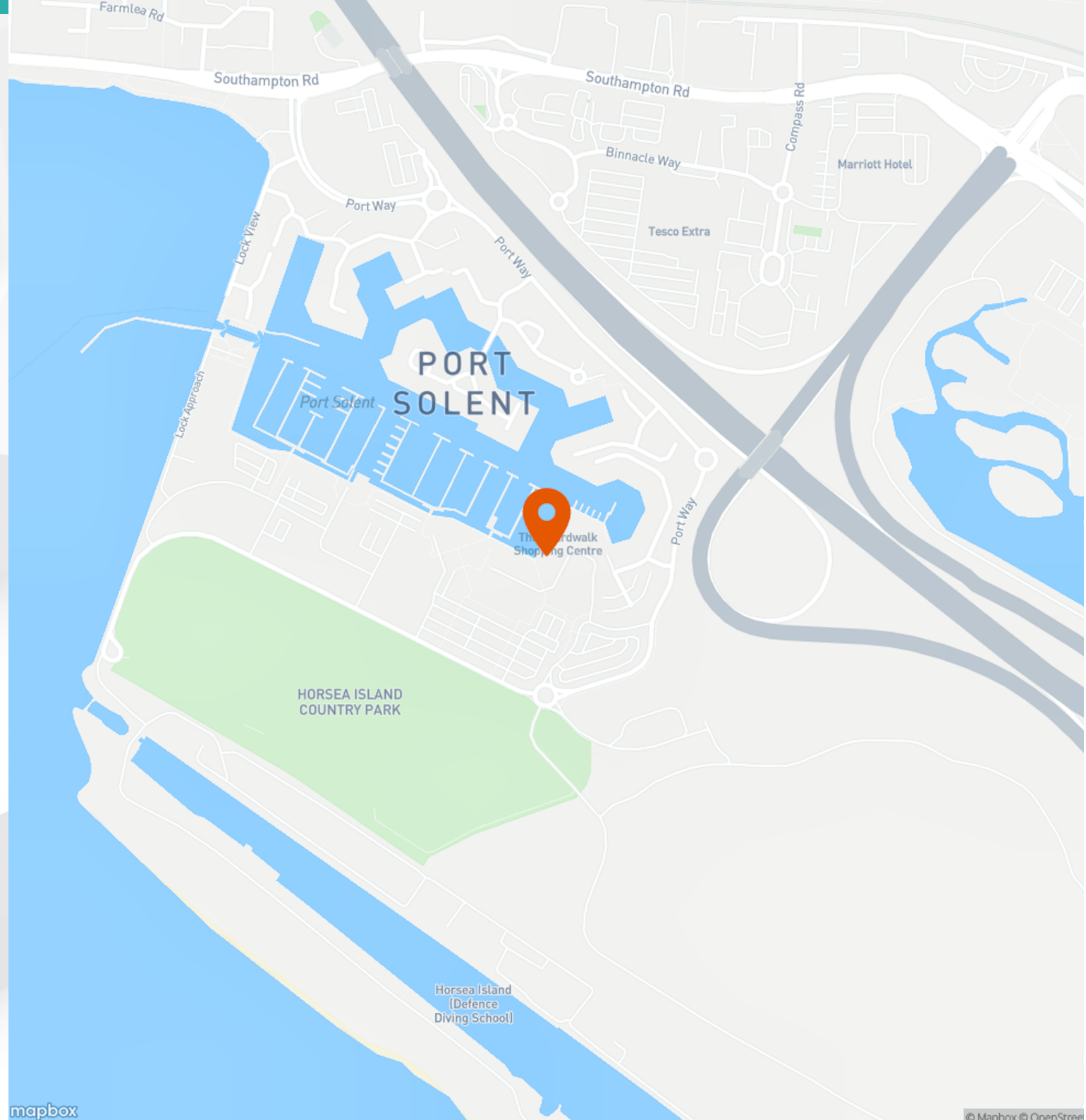


Location



**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.





FREE SHOT?
LEAVE A 5*
REVIEW
(Must be 21+)

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 fit-out.

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



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