



**Former Kings Carpet Store, Northern Road,, Cosham,, Portsmouth,  
PO6 3RX**

**PROMINENT SHOWROOM / RETAIL UNIT**

**Summary**

<b>Tenure</b>	To Let
<b>Available Size</b>	2,620 sq ft / 243.41 sq m
<b>Rent</b>	£45,000 per annum
<b>EPC Rating</b>	Upon enquiry

**Key Points**

- Would suit various uses (STP)
- Located on the Roundabout adjacent to A397 (Northern Road)
- Double Height Retail Sales Area
- Good Signage Opportunities
- Parking at the Rear



## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales Area	1,756	163.14	Available
Ground - Rear Sales Area	207	19.23	Available
Ground - Side Office	411	38.18	Available
Ground - Rear Office & Stores	246	22.85	Available
<b>Total</b>	<b>2,620</b>	<b>243.40</b>	

## Description

The premises are a very prominent retail unit which has traded as Kings Carpets for many years and is situated overlooking the roundabout opposite Cosham Police Station. The unit provides double height internal retail space with an assortment of offices and stores along with rear access and parking.

## Location

The subject building is located on the south west corner of a very busy roundabout on the A379 Northern Road on the junction with Medina Road. The subject location allows easy access south to the M27 / A27 and surrounding environment.

Property (what3words) - /// slick.weep.fast

## Specification

- \* Double Height Retail Sales Area (4.38m)
- \* Suspended Ceiling
- \* Category II Lighting
- \* Solid Concrete Floors
- \* Rear Parking for 4-5 Vehicles
- \* Central Heating
- \* Kitchenette Area
- \* 1 W.C. and Wash Hand Basin

## Terms

Available by way of a new Full Repairing Insuring Lease for a term to be agreed at a rent of £45,000 per annum

## Business Rates

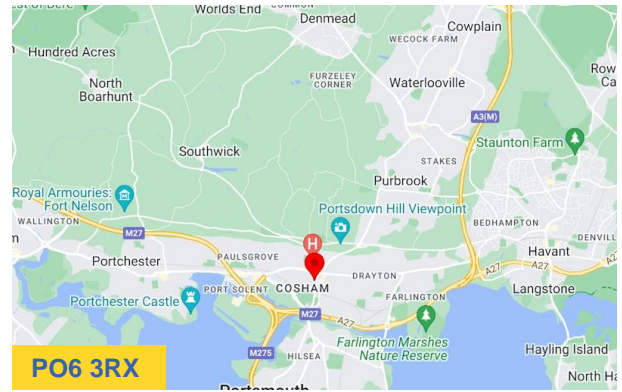
Rateable Value £32,000

You are advised to make your own enquiries to the Local Authority in this regard before making a commitment to lease.

## Other Costs

Legal Costs - Each party to be responsible for their own costs incurred in the transaction.

VAT - VAT is not applicable.



## Viewing & Further Information

**James West**

02392 377800 | 07415438230

James@hi-m.co.uk

**Tom Holloway**

023 9237 7800 | 07887602603

tom@hi-m.co.uk

More properties like this at [www.hi-m.co.uk](http://www.hi-m.co.uk)

**023 9237 7800**



**hi-m.co.uk**

For the Lessors or Vendors of this instruction, whose Agents they are, give notice that: These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this





