



**HOLLOWAY  
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MITCHELL**

D1 (Non Residential Institutions), D2 (Assembly and Leisure), Healthcare, Leisure, Office, Restaurant, Retail  
**TO LET**

VARIOUS USES CONSIDERED (STP)



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

PROMINENT SHOWROOM / RETAIL UNIT

### Summary

Tenure	To Let
Available Size	2,620 sq ft / 243.41 sq m
Rent	£45,000 per annum
EPC Rating	C (71)

### Key Points

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

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

## 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

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