



**HELLIER
LANGSTON**
Commercial Property Consultants

TO LET

14 High Street, Cosham, Portsmouth PO6 3BZ
Retail Premises



KEY FEATURES

Sales Area 1,183 sq. ft. (109.9 sq. m.)

Popular retail location

Rear loading

Rent £21,500 per annum

Call us on: **01329 220 111**

Visit: **www.hlp.co.uk**

Hellier Langston

Ground Floor, E1 Fareham Heights

Standard Way

Fareham PO16 8XT

To Let

Retail Premises

Description

The property is arranged on the ground floor only and has rear servicing and one car parking space, kitchen area and cloakroom.

Accommodation

The property has been measured and has the following approximate net internal areas:

Internal width	20'10"	6.35m
Shop Depth	56'9"	17.30m
Sales Area	1,183 sq. ft.	109.9 sq. m.

Terms

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Rent

£21,500 per annum exclusive.

VAT

All prices quoted are exclusive of VAT.

Rateable Value

Shop and premises - £14,750

Source:

www.tax.service.gov.uk/business-rates-find/search

Energy Performance Certificate

To follow.

Legal Costs

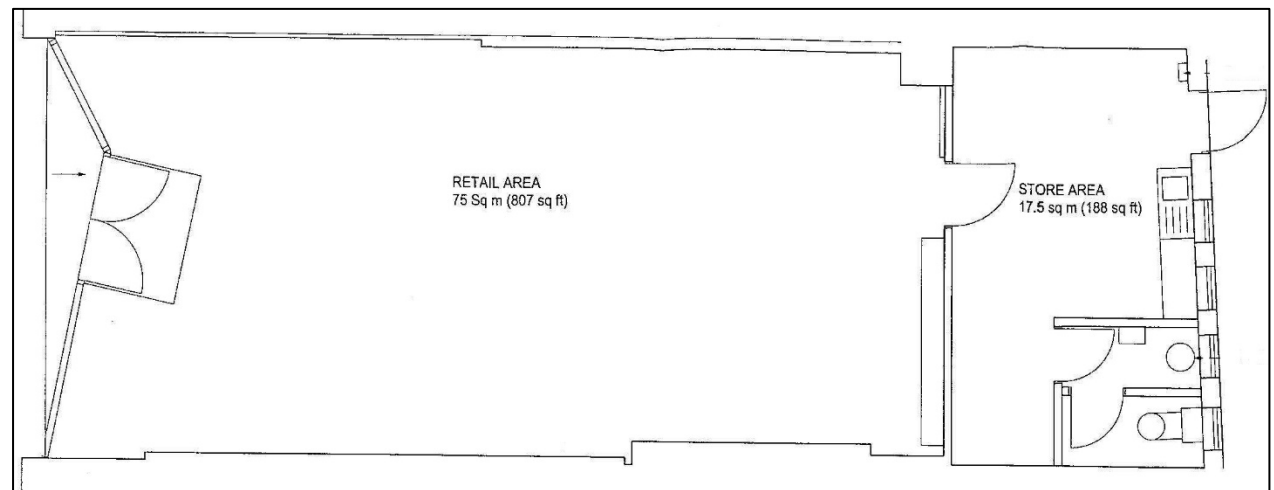
Each party to be responsible for their own legal costs incurred in the transaction.

Code for Leasing Business Premises

In England and Wales the Code of Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

Anti-Money Laundering

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.



TO LET

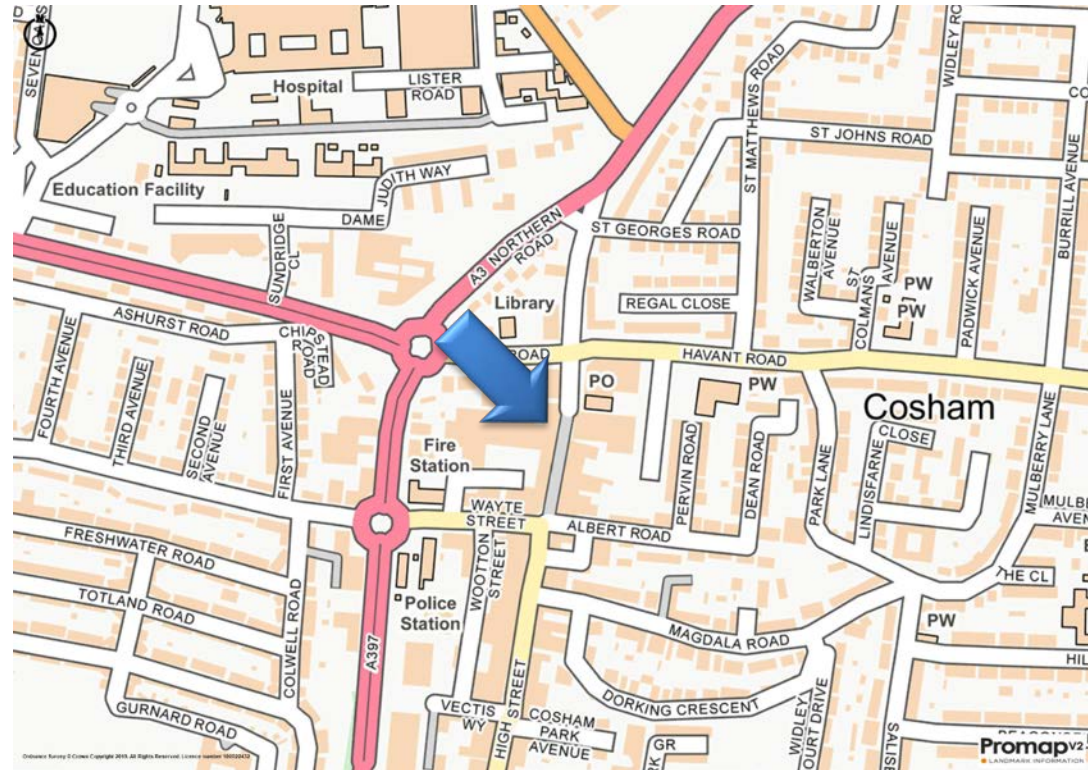
Retail Premises

Location

The premises occupy a prominent trading position within the pedestrianised shopping centre of Cosham High Street adjoining Tesco. Cosham is one of Portsmouth's principal local shopping centres to the north of the city. Other nearby retailers include Costa Coffee, Greggs, New Look, Superdrug, Iceland and a number of high street banks.

Viewing

Strictly by appointment through sole agent Hellier Langston.



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Andy Hellier
m: 07930 661782
e: andy@hlp.co.uk

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Standard Way
Fareham
PO16 8XT
01329 220 111
www.hlp.co.uk



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