



MAY QUALIFY FOR SBRR*



52 High Street, Cosham, Portsmouth, PO6 3AG

Ground Floor Lock-Up Shop Available

Summary

Tenure	To Let
Available Size	1,012 sq ft / 94.02 sq m
Rent	£15,000 per annum
Service Charge	£600 per annum
Rateable Value	£11,000
EPC Rating	B (50)

Key Points

- Busy High Street
- Pedestrianised Pitch
- Class E use
- Other Uses Considered (STP)
- May qualify for SBRR
- Rear Loading
- Kitchenette & WC

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	1,012	94.02	Available
Total	1,012	94.02	

Description

52 High Street, Cosham, is a ground floor, mid terrace, self-contained retail unit along Cosham's busy pedestrianised high street. The property has traded as a Pharmacy for around 35 years, most lately as Lalys Pharmacy. The current building is principally open plan, but the rear parts are configured with a kitchen area and w/c, there is also a loading area at rear.

Location

The premises occupy a busy town centre trading position on Cosham High Street. It is situated in a prominent position adjacent to numerous National retailers. Cosham is particularly well situated with convenient access to the M27 (junction 12) and access into Portsmouth via the M275, London via the A3(M) and Southampton via the M27.

Specification

- * Cat 2 Lighting
- * Concrete floor
- * Fire system
- * CCTV
- * Internal shutter
- * gas capability
- * Kitchenette
- * WC & basin
- * Suspended ceiling
- * Signage space 5m
- * Rear loading

Terms

Available by way of a new effective Full Repairing Insuring Lease for a term to be agreed at a rent of £15,000 per annum

Rateable Value

*£11,000 - Source VOA (tax.service.gov.uk/business-rates-find/).

May qualify for Small Business Rates Relief. Prospective tenants are advised to enquire with the local council to be advised on exact costings.

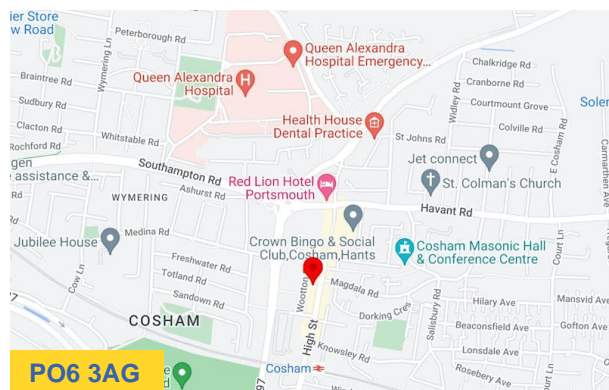
Other Costs

Service Charge - £600 pa for the current term (1st Jan)

Building Insurance - £1,022.83 pa for the current term (14th Sept)

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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