



## 116 Albert Road, Southsea, PO4 0JS

Prominent restaurant location available

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	886 sq ft / 82.31 sq m
<b>Rent</b>	£20,000 per annum
<b>Service Charge</b>	N/A
<b>Rateable Value</b>	£7,700
<b>EPC Rating</b>	D (91)

### Key Points

- Prominent Southsea Location
- Albert Road
- Modern Fit out
- Additional Storage
- x1 Parking Space
- Multiple Use Considered (STP)



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## Description

116 Albert Road, is a ground floor lock-up unit and is currently configured to provide an restaurant lay out with tables and chairs, kitchen and bar areas, rear courtyard with w.c., and a 1st floor storage and preparation area.

Currently the property has E Class however, it is also suitable for alternative uses subject to obtaining any necessary planning consents.

## Location

Albert Road is situated in the heart of Southsea with Victoria Road North to the west and Eastney Road to the east, via Highlands Road. The subject premises are situated on the east side of Albert Road opposite the junction with Victoria Road South.

The property is located directly opposite the Wedgewood rooms, with other local occupiers consisting of Subway, Post Office, Costa Coffee, Goldchem Pharmacy and many more. It is also a short distance from the King's Theatre.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Main Unit	662	61.50	Available
1st - Storage	224	20.81	Available
<b>Total</b>	<b>886</b>	<b>82.31</b>	

## Terms

Guide Rent: £20,000 per annum.

Available on a new full repairing and insuring lease for a term to be agreed.

## Business Rates

Rateable Value: £7,700 pa.

You are advised to check the rates payable with the local council before making a commitment.

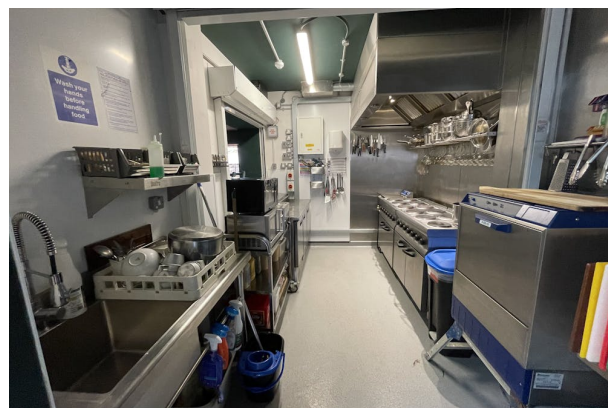
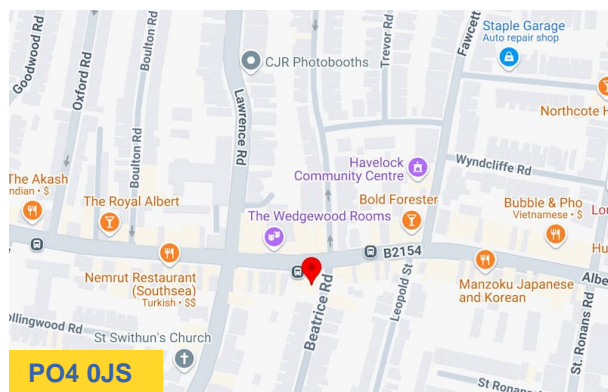
\*Small Business Rates Relief of 100% is available for ratepayers occupying a single property with a rateable value up to and including £12,000 from 1 April 2017.

## Other Costs

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

Building Insurance - £TBC

VAT - We understand that the property is elected for VAT.



## Viewing & Further Information

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