

UNIT 1, PHASE 3 THE POMPEY CENTRE, SOUTHSEA, PO4 8TA



**RETAIL TO LET** 

6,222 SQ FT (578.04 SQ M)

# **Summary**

### **Commercial Unit - TO LET**

Available Size 6,222 sq ft

Rent £60,000 per annum

Rateable Value £78,000

Service £9,334 per annum

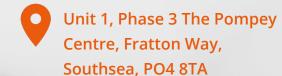
Charge

EPC Rating D (100)

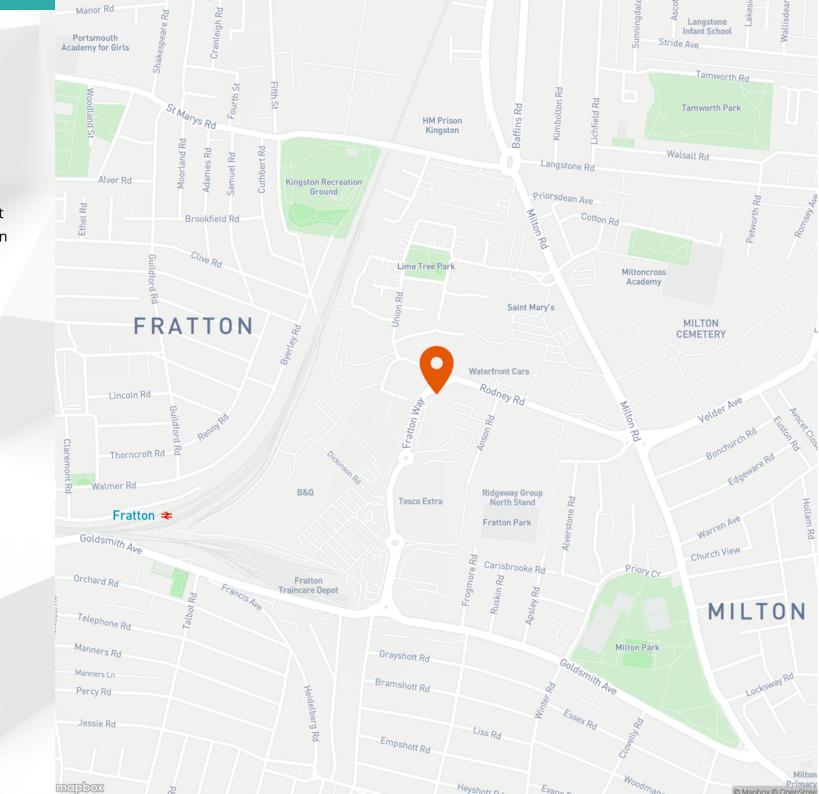
- Highly visible corner unit
- Forming part of Pompey Centre retail park
- Extensive glazed frontage
- Suitable for variety of uses
- Strong daily traffic flows



# Location



The unit is located in a highly prominent corner position at the junction of Fratton Way and Rodney Road. The location benefits from a high level of daily traffic flows. The property forms part of The Pompey Centre where other occupiers include Aldi, Matalan, Home Bargains, B&Q, McDonalds and KFC. In addition, The Gym Group are located in the adjacent building and there is also a Tesco Extra situated nearby.



# **Further Details**

## **Description**

The premises comprise a ground floor commercial space with extensive glazed frontage to the roundabout at the junction of Fratton Way and Rodney Road. There is customer parking directly in front of the unit.

### **Terms**

Available on a new lease, subject to vacant possession.

# **Planning**

Suitable for a variety of uses within Class E.

## **Legal Costs**

Unless otherwise stated terms are strictly exclusive of Value Added Tax.

#### VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

#### **AML**

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.







# **Enquiries & Viewings**



Tim Clark tclark@vailwilliams.com 07584 214 662



Alice Masterman amasterman@vailwilliams.com 07393 235709

