



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

RETAIL TO LET

6,222 SQ FT (578.04 SQ M)



**Vail
Williams**

Summary

Commercial Unit - TO LET

Available Size	6,222 sq ft
Rent	£60,000 per annum
Rateable Value	£78,000
Service Charge	£9,334 per annum
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



Unit 1, Phase 3 The Pompey Centre, Fratton Way, Southsea, PO4 8TA

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



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