









129 Eastney Road, Southsea
Hampshire PO4 8DZ

TO LET | Sales Area 87.18 sq. m. (938 sq. ft.)





Key Features

-  Net Sales Area - 87.18 sq. m. (938 sq. ft.)
-  Staff/Ancillary Area - 15.09 sq. m. (162 sq. ft.)
-  New lease
-  1 allocated car parking space at rear
-  100% Small Business Rates Relief (subject to eligibility)
-  Densely populated area near to Southsea seafront

Description

The unit comprises a prominent corner ground floor retail shop with rear staff / ancillary area plus WC. The property has the benefit of rear access via a pedestrian door which leads to the allocated parking area immediately to the rear of the building.

The property was formerly a pharmacy with suspended ceiling, LED lighting, counter, small consultation room, storage area plus perimeter and island display shelving which are still present.

Rent

£17,000 per annum exclusive of rates, VAT & all other outgoings.

Tenure

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

EPC Rating

Rating - C65.

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to NIA as follows:

Ground Floor	Sq. m	Sq. ft
Retail Sales Area	87.18	938
Staff Area/Ancillary	15.09	162
Total:	102.27	1,100

Rateable Value

Shop and premises - £9,400.

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

100% Small Business Rates Relief (subject to eligibility)

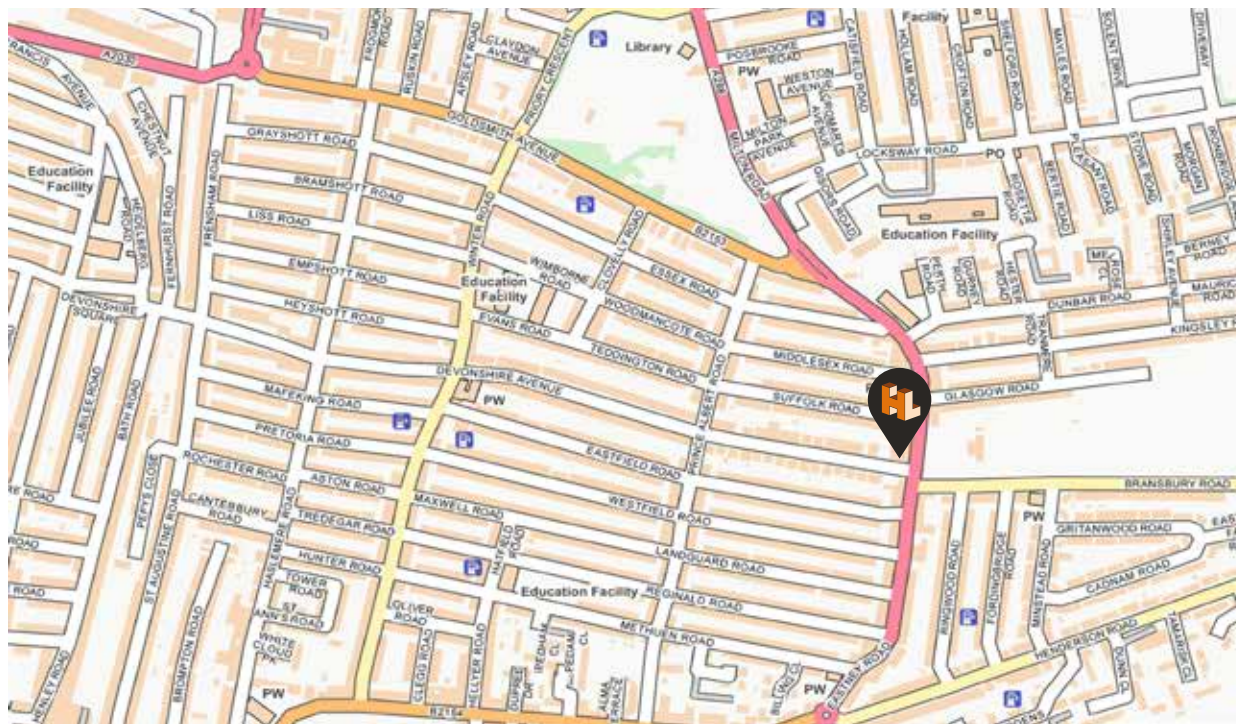
Planning

Understood to be Use Class E. All parties to rely on their own enquiries for confirmation.

Location

The property is located on the corner of Eastney Road and Devonshire Avenue opposite Bransbury Park in the popular local shopping area of Milton Market.

Nearby shops include the Co-op, Ladbroke's and Bet Fred as well as a large variety of independent shops.



VAT

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

Viewing

Strictly by appointment with the sole agents Hellier Langston.

AML

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.

Code of Leasing Business Premises

In England and Wales the Code for 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.

Schedule an appointment

www.hlp.co.uk

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