



**WITHOUT PREJUDICE**



## 82 Elm Grove, Southsea, PO5 1LN

Modern retail unit situated in prominent roadside position

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,061 sq ft / 98.57 sq m
<b>Service Charge</b>	£935 per annum Including building insurance
<b>Rateable Value</b>	£12,750
<b>EPC Rating</b>	C (52)

### Key Points

- Modern Premises
- Prominent Position
- Kitchen and Toilet Facilities
- Close to Southsea Town Centre
- Variety of uses considered (STP)

## Description

The property comprises a modern ground floor retail unit with partitioned meeting/storage rooms, a toilet with basin, and a kitchen with rear pedestrian access. The property benefits from a prominent frontage onto Elm Grove.

The property benefits from a Class E use class enabling it to be used as a shop, professional or financial services (such as an estate agent), office, clinic, or a café. The property also benefits from 3-phase power.

## Location

The property is situated in Southsea in Portsmouth a major regional port and hub for commercial activity, forming part of the south coast conurbation. Elm Grove is situated on the edge of Southsea with Victoria Road North/ South to the east and Kings Road to the west.

Local occupiers include Tesco Express, Debra, Honest Politician, Bread Addiction, Scoops, and Huis.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	1,061	98.57	Under Offer
<b>Total</b>	<b>1,061</b>	<b>98.57</b>	

## Terms

Available on a new effective Full Repairing Insuring Lease for a term to be agreed at a commencing rent of £18,500 per annum exclusive.

## Business Rates

Rateable Value - £12,750 (Source VOA).

You are advised to make your own enquiries in this regard to the Local Authority before making a commitment to lease.

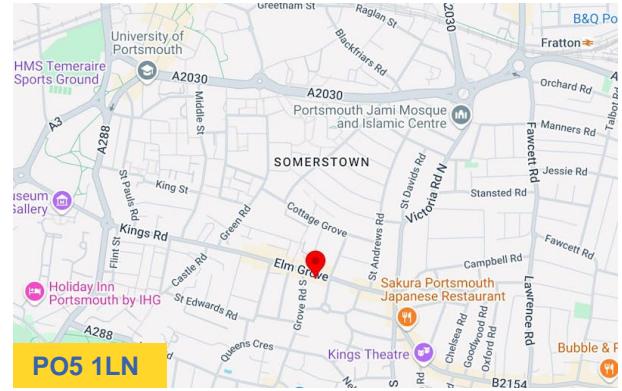
## Other Costs

Service charge and Building Insurance - currently £935 per annum

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

Unless otherwise stated all costs are exclusive of VAT

VAT - Applicable



## Viewing & Further Information

### James West

02392 377800 | 07415438230

James@hi-m.co.uk

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