

TO LET/MAY SELL

OFFERS IN EXCESS OF
£580,000

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M UNIT 2-4

Palmerston Road
Southsea, Hampshire
Portsmouth, PO5 3QH

Local Occupiers Include

Specsavers

TESCO

COSTA

Boots

PALMERSTON ROAD

UNIT 2-4

DESCRIPTION

The property is situated in the heart of Southsea in a prime retailing position on the western side of Palmerston Road, which is fully pedestrianised.

- Prime retailing position in Southsea
- Public car parking nearby
- Tenants include Specsavers, Costa, Waitrose, Boots, WH Smiths, and Tesco Express

AREAS (Approx. Gross Internal)

Sales Area	1,949 sq.ft	(181 sq.m)
Ancillary	172 sq.ft	(16 sq.m)
TOTAL	2,121 sq.ft	(197 sq.m)

PRICE & RENT

Offers in excess of £580,000.

Rent £40,000 +VAT.

BUSINESS RATES

Rateable Value: £40,750.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £750 per annum. Insurance to be confirmed.

ENERGY PERFORMANCE

EPC rating C. Further information available upon request.

PLANNING

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

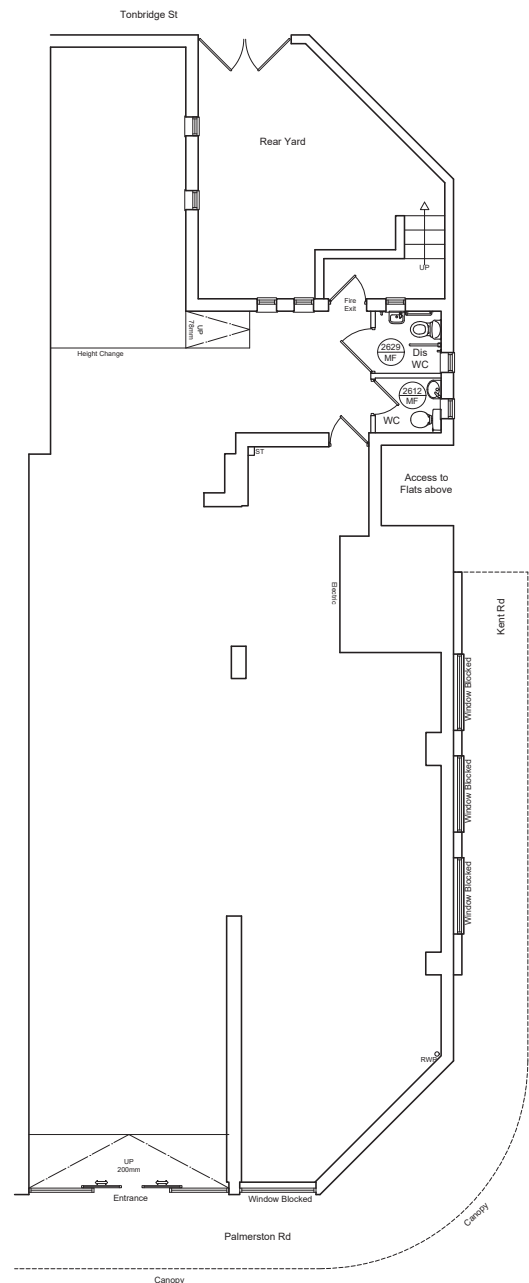
LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.

FLOOR PLAN



17

Retail Units On-Site



42,802 sq.ft

Total Area



What Three Words
paper.normal.hats

PALMERSTON ROAD

SITE PLAN



George Watson

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Viewing
Strictly via prior appointment
with the appointed agents:



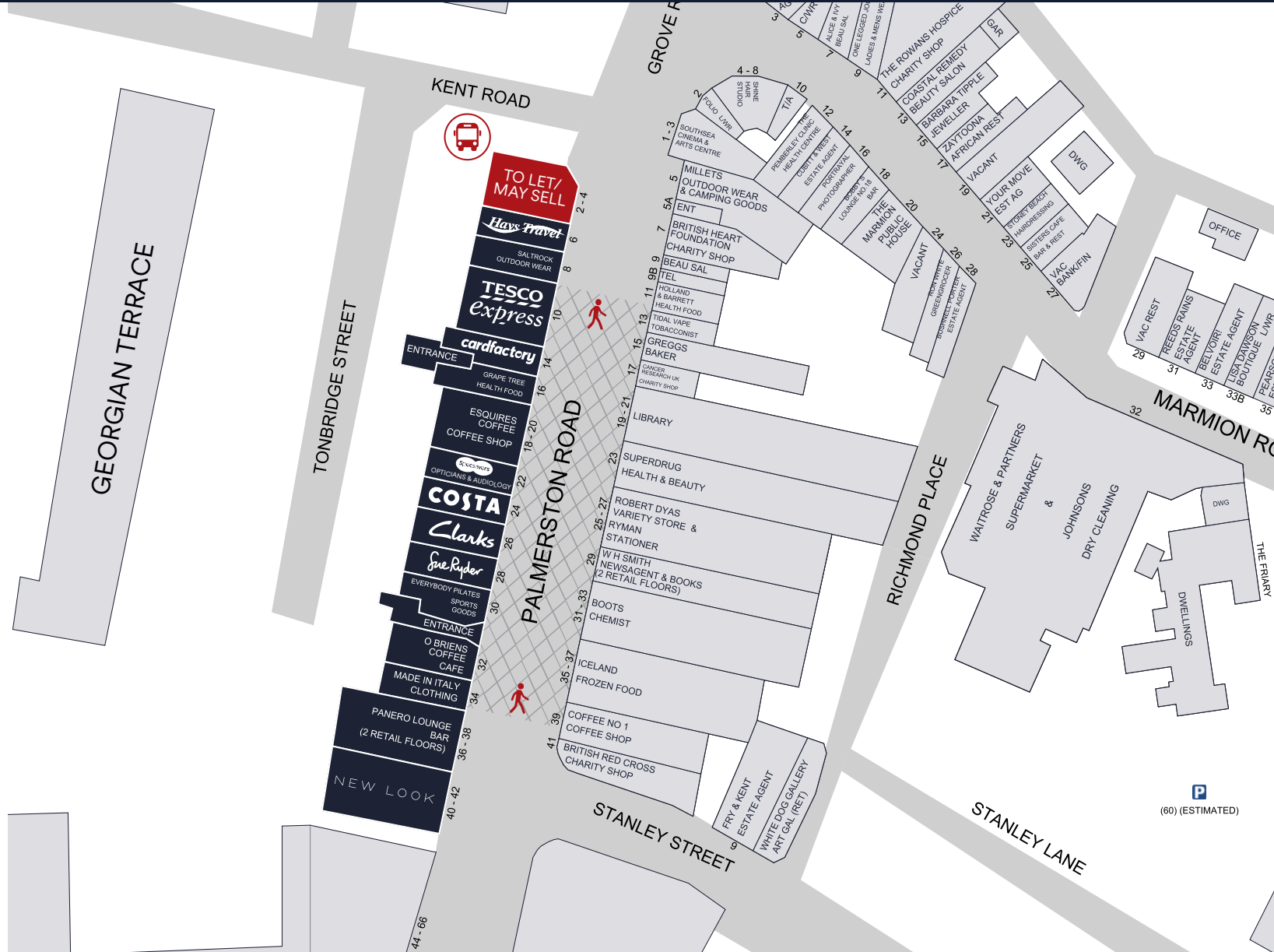
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