

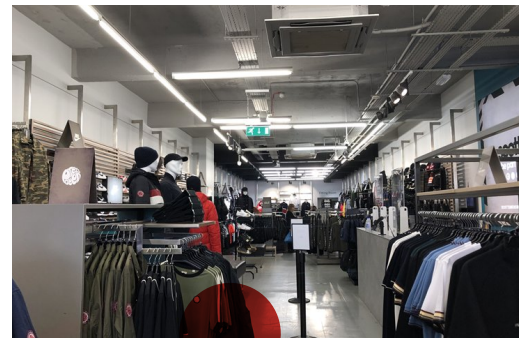
Prime shop to let/for sale.

Portsmouth, 222/224 Commercial Road.

PO1 1HG.

GCW.

0207 408 0030
gcw.co.uk



High footfall location.

Well configured unit.

Alternative uses considered.

Contact.

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Location.

Prominent position in prime retail pitch, Commercial Road. Nearby retailers include **Primark, River Island, H&M, Boots, Burger King** and **Holland & Barrett.**

Accommodation.

Dimensions and net internal floor areas:-

Gross Frontage	6.48 m	21 ft 3 in
Net Frontage	6.02 m	19 ft 9 in
Internal Width	6.34 m	20 ft 10 in

Ground Floor	232.82 sq m	2,506 sq ft
First Floor Ancillary	157.56 sq m	1,696 sq ft

Business Rates.

UBR (2021/22) 51.2p

Rateable Value £110,000

The business rates holiday for all 'eligible' retail and leisure businesses has been extended until 30th June 2021. For enquiries and to verify this, please contact the local authority on 0239 2688588.

Rent.

On application.

Price.

On application.

Lease Terms.

A new full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

Timing.

Subject to vacant possession.

Energy Performance Certificate.

Band C. Report available on request.

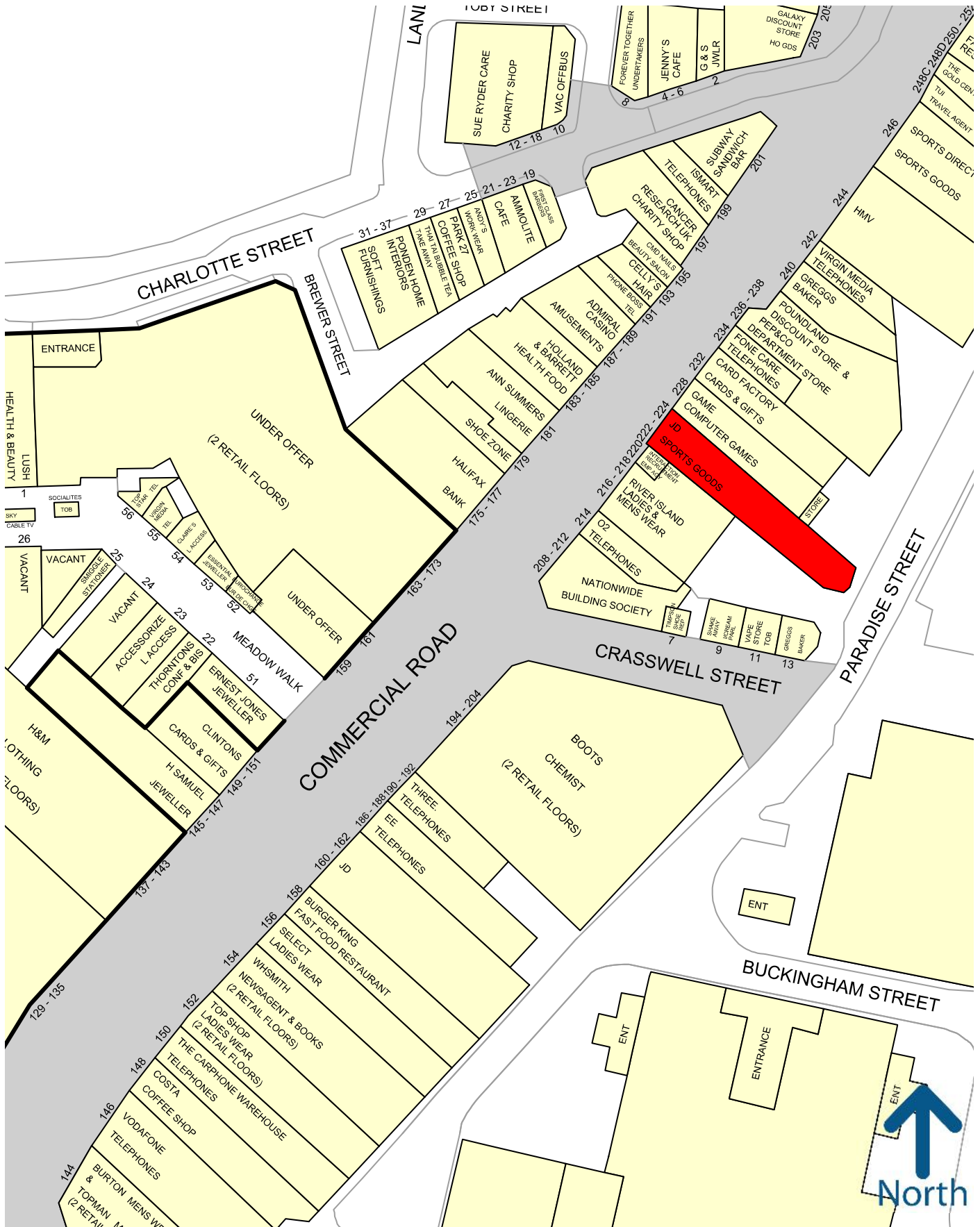
Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract & Vacant Possession.

April 2021

**Portsmouth, 222/224 Commercial Road.
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