








235/237 Albert Road, Southsea
Portsmouth PO4 0JR

TO LET | Sales Area 74.1 sq. m. (798 sq. ft.)

 **HELLIER
LANGSTON**

Summary

-  Sales Area 74.1sq. m. (798 sq. ft.)
-  Basement storage
-  New lease
-  Sought after location
-  100% Small Business Rates Relief (subject to eligibility)

Description

A prominent corner property with a generous return frontage onto Henley Road. The sales area is clear span but for one small pillar, with storage to the rear and double door access onto a rear alleyway. The full height basement offers two interconnected rooms.

The property has gas central heating, fluorescent strip lighting and a single WC.

Rent

£18,500 per annum exclusive of rates, VAT & all other outgoings.

Tenure

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

Rateable Value

Shop and premises - £11,750

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

Accommodation

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

Floor	Sq. m	Sq. ft
Ground Floor Sales Area	74.1	798
Rear Store	32.8	353
Basement	66.7	717
Total	173.6	1,868

EPC Rating

E107

Location

Albert Road is located in central Southsea, a short walk from the seafront. It offers an eclectic mix of independent shops, restaurants, takeaways and pubs. Located at the eastern end, 235/237 Albert Road is directly opposite Craneswater Junior School a short distance from the Co-op.

VAT

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

Viewing

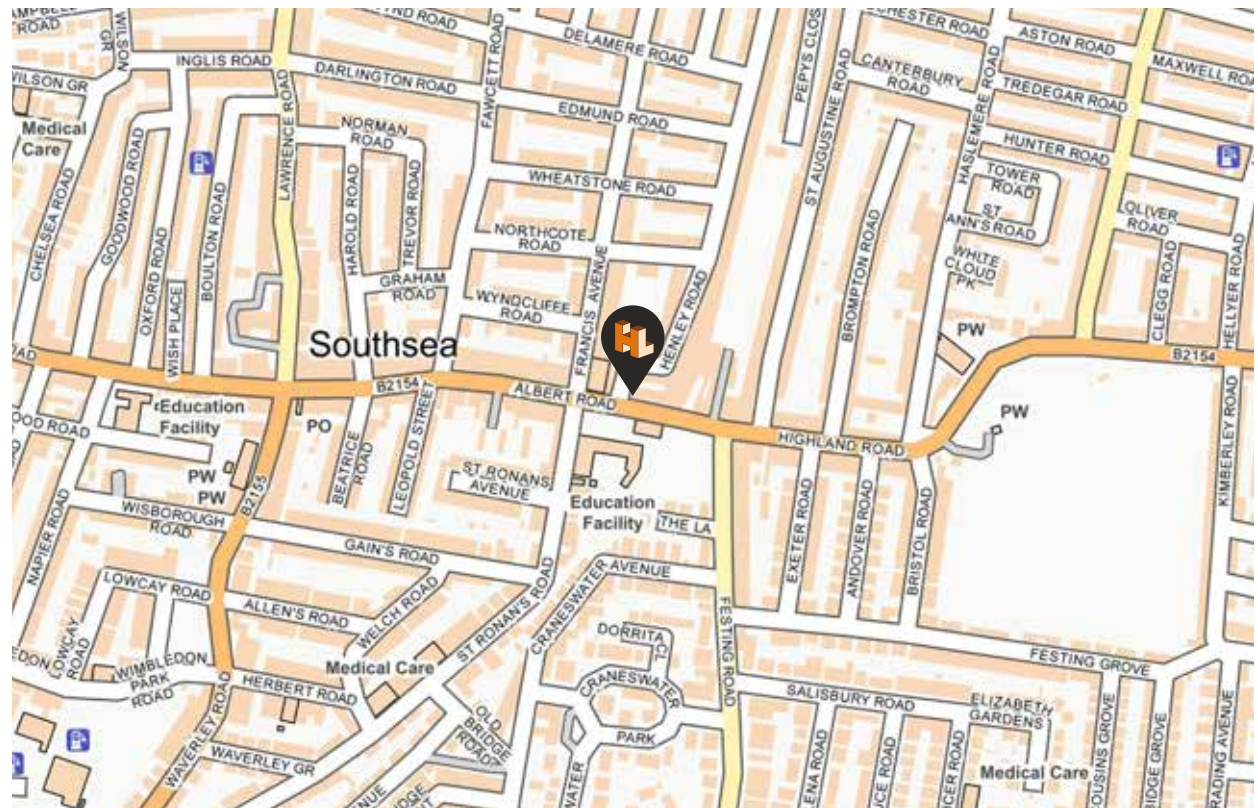
Strictly by appointment with the sole agents Hellier Langston.

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.

Anti-Money Laundering

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.



Schedule an appointment

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