

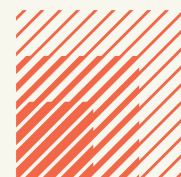


335 & 335A Copnor Road

Portsmouth PO3 5EQ

TO LET

57.25 sq. m (616 sq. ft)



**HELLIER
LANGSTON**

www.hlp.co.uk

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Retail Premises with Self-Contained First Floor Flat

Description

335 Copnor Road is a mid-terrace two storey property offering a ground floor lock up shop with a single WC, small kitchen and rear pedestrian access.

There is a spacious self-contained two bedroom flat at first floor, benefiting from a garden and access from St Swithun's Road.

The flat may be suitable for other uses, for example treatment rooms or similar subject to necessary planning permission.

Rent

£16,500 per annum exclusive of rates, VAT and all other outgoings.

Tenure

The property is available on a new full repairing and insuring lease for a term to be agreed.

Rateable Value

Shop and premises - £9,800.

Flat - Council Tax band A.

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

EPC

Rating - C72.

VAT

The property is not elected for VAT.

Accommodation

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

Table	Sq. ft	Sq. m
Ground Floor Sales Area	498	46.25
Office/ Store Room	89	8.3
Staff Room	29	2.7
Total	616	57.25

Code of Leasing Business Premises

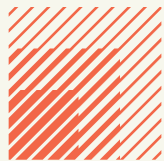
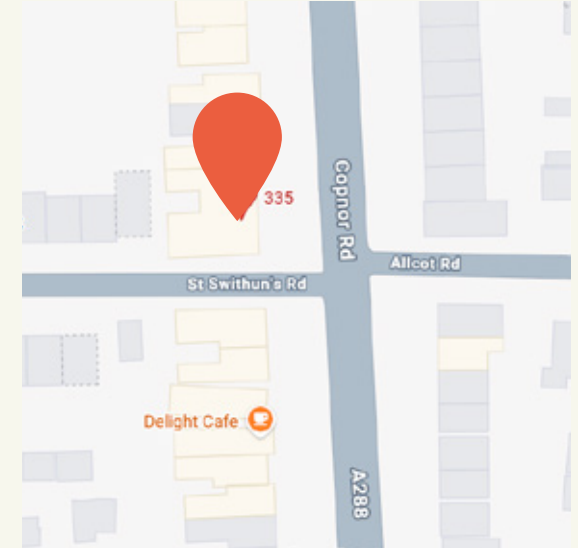
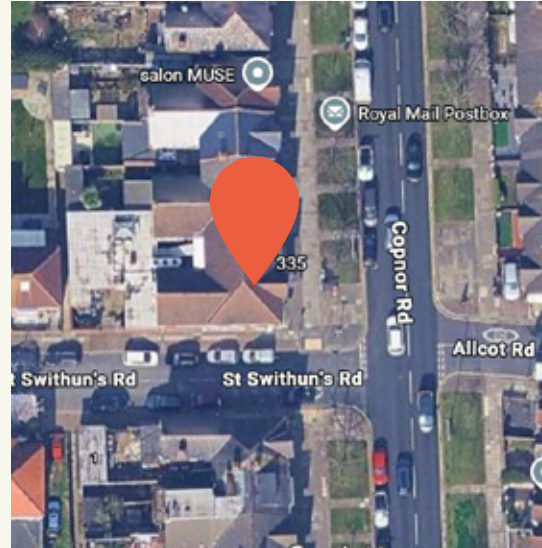
In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

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.

Location

The property is located centrally on the retail parades that run from north of College Park along Copnor Road. Retailers close by are a mix of national stores including. The Co-operative food and Ladbroke's and a number of local traders offering a mix of professional services, hair and beauty salons, café and hot food takeaways etc.



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