

PORTSMOUTH

Unit D 226-238 Commercial
Road, PO1 1HG

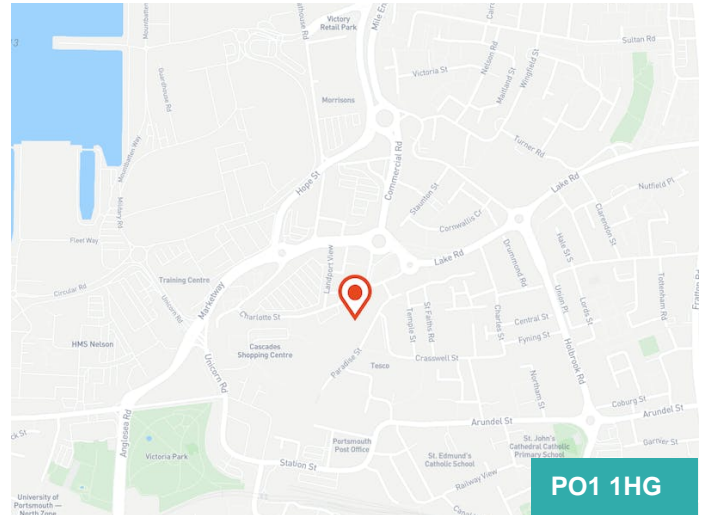


RETAIL TO LET

Ground Floor - 2,347 SQ FT
(218.04 SQ M)

Prime Retail Unit To Let

vailwilliams.com



Summary

Available Size	3,509 sq ft
Rent	£45,000 per annum
Rateable Value	£72,000
Service Charge	A service charge is applicable to the unit, further details on request.
EPC Rating	Upon Enquiry

Description

The premises comprise a modern retail unit arranged over ground and first floors. The property has rear access to Paradise Street for servicing.

Location

Commercial Road is the prime retail pitch in Portsmouth city centre. The subject property is located at the northern end of Commercial Road close to the entrance of the Cascades Shopping Centre. Retailers in close proximity include Flannels, HMV, Holland & Barrett, Poundland, Specsavers and Card Factory. There is a 500 space surface car park close to the premises.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground	2,347	218.04
1st	1,162	107.95
Total	3,509	325.99

Terms

The premises are available to let on a new lease for a term to be agreed, on a full repairing and insuring basis.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 (health, surgery/clinic) and D2 (leisure) uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020. Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Legal Costs

Each party to pay their own legal costs.



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Experian Goad Plan Created: 30/08/2023

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50 metres

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AREA PLAN

228 COMMERCIAL ROAD

PORTSMOUTH, PO1

Ground Floor

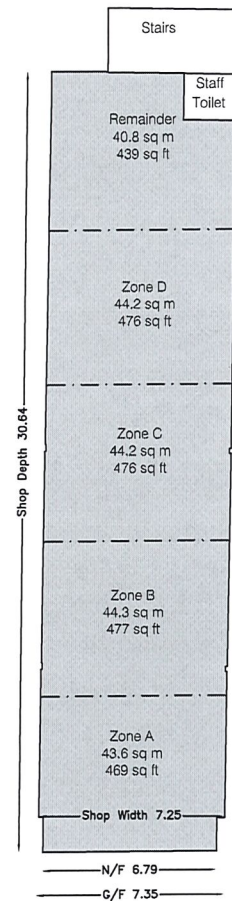
Net Internal Area

	RETAIL	217.1 sq m	2337 sq ft
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TOTAL NIA: 217.1 sq m 2337 sq ft

The following has been EXCLUDED from the TOTAL NIA:

Staff Toilet	3.8 sq m	41 sq ft
Stairs	12.8 sq m	138 sq ft



COMMERCIAL ROAD

Dwg No. 29245-CR-228-AG

Issue A

June 2013

Scaled for presentation purposes

Plowman Craven

Regulated by RICS



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Condition of Site:

Occupied

Vacant

Heavy Fit-Out

Shell & Core

Under Construction

Cat A Fit-Out

Notes:

This drawing complies with the 6th edition of the RICS code and indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

Revisions:

A - Original Issue (Month Year)

AREA PLAN

232 COMMERCIAL ROAD

PORTSMOUTH, PO1

First Floor

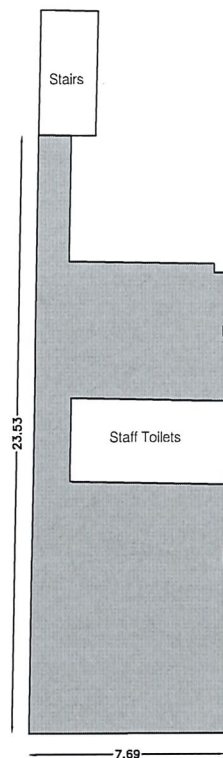
Net Internal Area

	ANCILLARY	127.6 sq m	1373 sq ft
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TOTAL NIA: 127.6 sq m 1373 sq ft

The following has been EXCLUDED from the TOTAL NIA:

Staff Toilets	20.3 sq m	219 sq ft
Stairs	10.8 sq m	116 sq ft



COMMERCIAL ROAD

Condition of Site:
Occupied
Vacant
Heavy Fit-Out
Shell & Core
Under Construction
Cat A Fit-Out

Notes:
This drawing complies with the 6th edition of the RICS code and indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales.
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Revisions:
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