

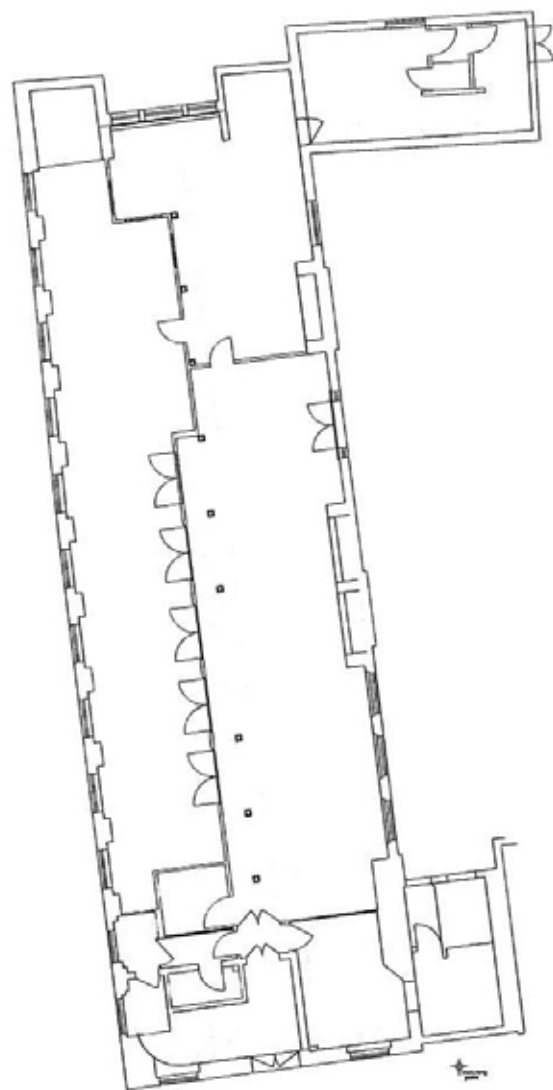


The Groundlings Theatre, 42 Kent Street
Portsmouth PO1 3BS

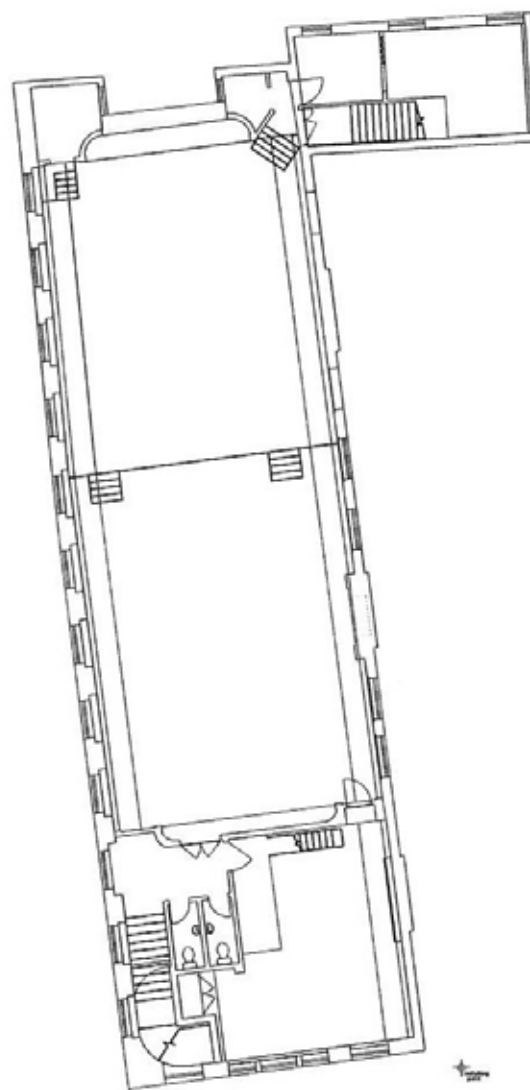
TO LET | 518.65 sq. m. (5,583 sq. ft.)

 HELLIER
LANGSTON

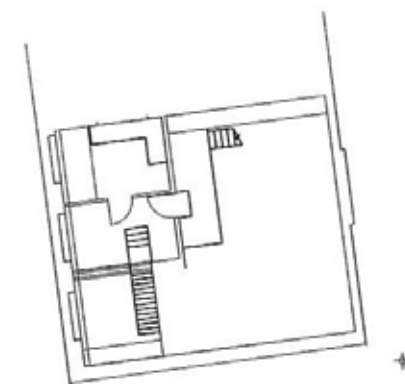




Existing Ground Floor



Existing First Floor



Existing Second Floor

Summary

- Historic Grade II Listed Building* originally built in 1784
- Retains many period features including original columns, high ceilings, sash windows, and period brickwork
- Main auditorium with tiered seating for approx. 100-120 patrons
- Reception/lobby area, bar, dressing rooms, rehearsal spaces, offices, storage and WCs
- Flexible configuration with potential for creative, educational, or event based uses
- Close proximity to Portsmouth Harbour train station and city centre amenities

Description

A rare opportunity to lease one of Portsmouth's most historic properties. Formerly a Beneficial School and later a Masonic Hall before becoming a theatre, the property is arranged over two floors. The ground floor is currently arranged as offices, bar and storage with the main theatre and ancillary areas at first floor.

Rent

£22,500 per annum exclusive.

Tenure

Available on a new lease on terms to be agreed.

Rateable Value

Arts centre theatre and premises - £37,250.

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

Accommodation

The accommodation has the following areas:

Floor	Sq. m	Sq. ft
Ground Floor	262.90	2,830
First Floor	255.75	2,753
Total:	518.65	5,583

EPC Rating

Rating - D99

Location

Kent Street is situated in the heart of Portsmouth, within the Portsea area, just north of the city's waterfront. The theatre is well-positioned in close proximity to the Historic Dockyard (5 min walk), University of Portsmouth campus, Gunwharf Quays Shopping Outlet and Portsmouth Harbour Station (0.3 miles).

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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