

**TO LET**

**PROMINENT RETAIL UNIT**

**490 SQ FT // 45.54 SQ M**

**100% SMALL BUSINESS RATES  
RELIEF AVAILABLE (SUBJECT TO TERMS)**



HAMPSHIRE COMMERCIAL

**goadsby**

**13 MARMION ROAD**  
SOUTHSEA, HAMPSHIRE PO5 2AT



## SUMMARY >

- PROMINENT RETAIL UNIT IN CENTRAL SOUTHSEA
- CLOSE TO PALMERSTON ROAD PRECINCT
- CLASS E RETAIL UNIT
- NEW LEASE TERMS TO BE AGREED

QUOTING RENT: £16,000 PER ANNUM EXCL.



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## Location

The property comprises a mid-terraced ground floor retail unit including a main sales area with an additional area for changing cubicles/storage. To the back of the premises is a WC and staff kitchen.

## Description

The property is located in the busy retail location of Southsea. Southsea is an attractive seaside location found to the south of Portsmouth. Marmion Road provides a niche retail location which connects with the pedestrianised precincts of Palmerston Road. Marmion Road is home to a mixture of local independent businesses as well as national operators. Nearby occupiers include:

Waitrose

TONI&GUY  
HAIRDRESSING

Marmion Road links into the Victoria Road South (B2151) one of the main arterial routes of Southsea connecting to the A3 which links Southsea and the sea front to Portsmouth and the M27 motorway.

## Accommodation

This property has been measured in accordance with the RICS Code of Measuring Practice, 6<sup>th</sup> edition, and has been measured on a Net Internal Basis.

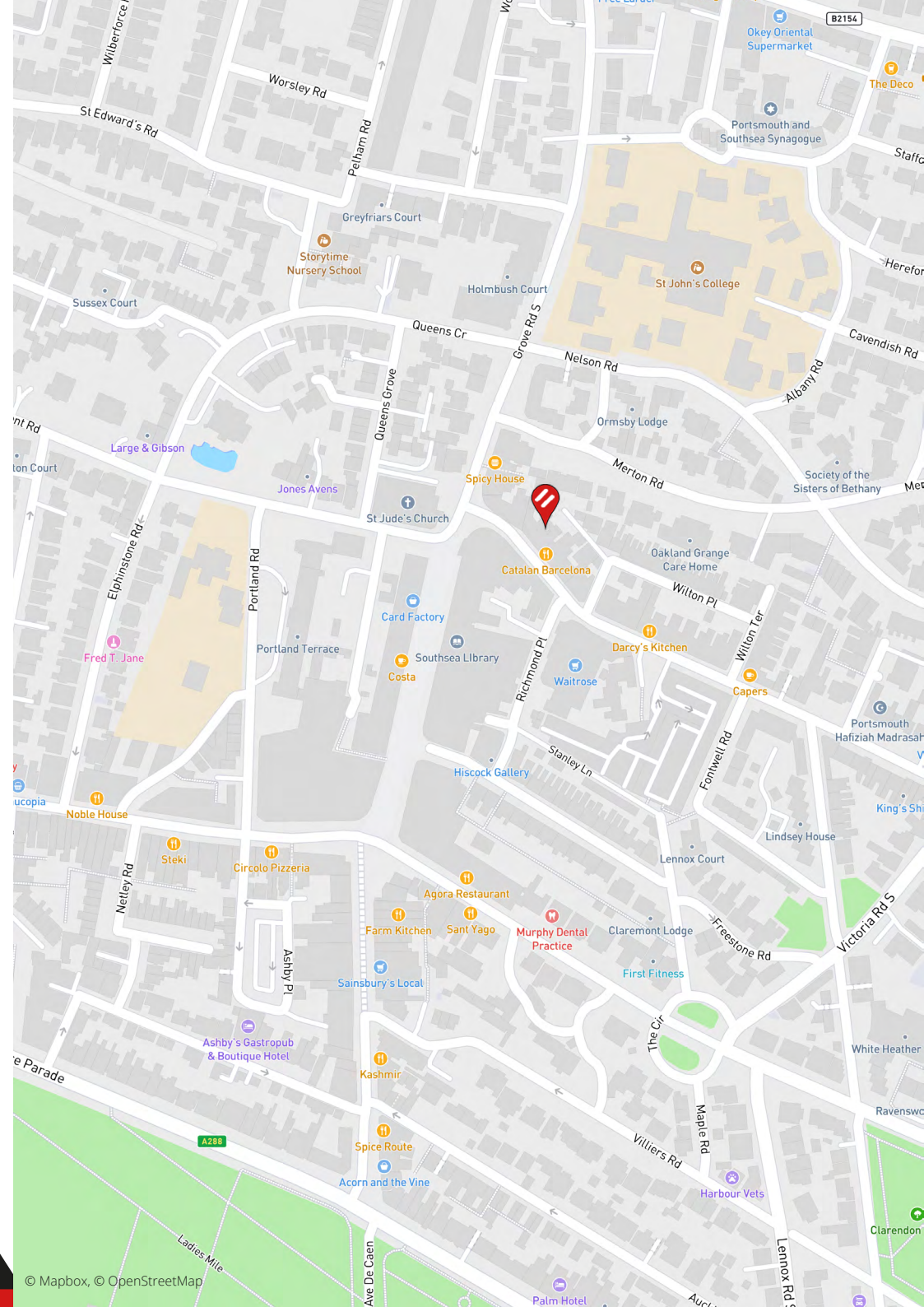
Ground Floor                      490 sq ft                      (45.54 sq m)

## Rent

£16,000 per annum, exclusive.

## Terms

The premises are available to let by way of a new Full Repairing and Insuring lease, with terms to be agreed.



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## Rateable Value

£9,400 (from 1<sup>st</sup> April 2023)

100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

Rates payable at 49.9p in the £ (year commencing 1<sup>st</sup> April 2024).

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



### George Cooper

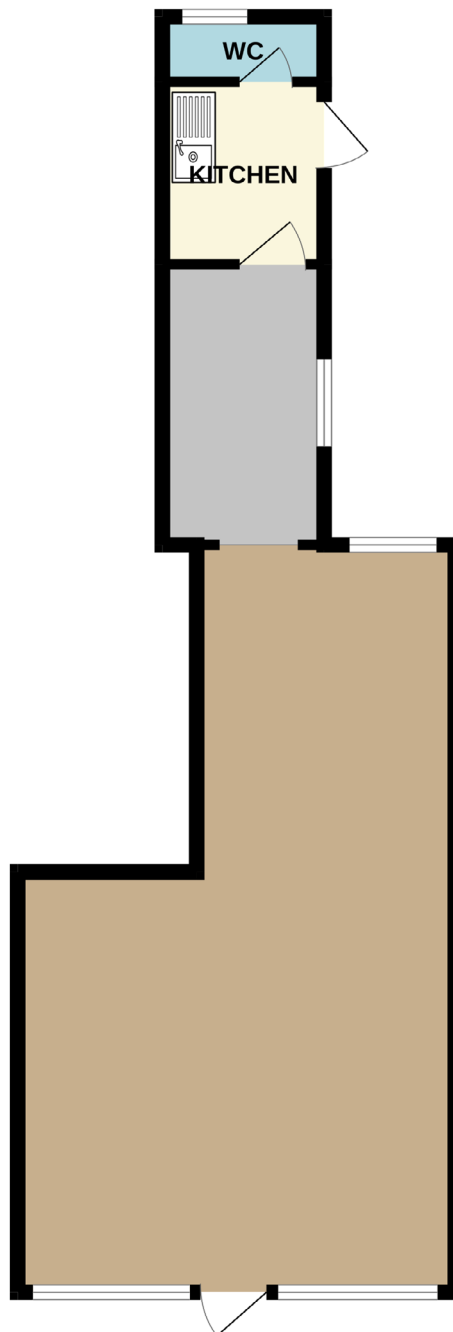
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://goadsby.com)



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