

RETAIL  
TO LET / FOR SALE

TRAYNOR RYAN

25 YEARS  
ESTABLISHED  
1999



1,279 Sq Ft (118.78 Sq M)

SOUTHSEA, PORTSMOUTH  
53 Osborne Road PO5 3LS

- Prominent Retail Position
- Ample Ancillary Lower Ground Storage / Office
- Suitable for a Variety of Class E Uses
- Fitted Out Hair Salon



VALUATION · AGENCY LETTING & SALE · SURVEY · DILAPIDATIONS · RENT REVIEW & LEASE RENEWAL · ARBITRATION · RATING

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

023 9200 5999

info@traynorryan.co.uk

## LOCATION

M27 Motorway: 4.6 miles | A3(M): 8 miles

Portsmouth & Southsea Mainline Train Station: 1.9 miles

## DESCRIPTION

Mid terrace ground floor lock up shop with lower ground level stores / ancillary. Suitable for Class E use including retail, barber/salon or offices. Single WC.

## FLOOR AREAS

The property has been measured in accordance with RICS Guidance Note – Code of Measuring Practice – 6th Edition and has total NIA area of 1,279 sq ft.

	Sq M	Sq Ft
Ground Floor	41.06	442
Basement	77.71	837

## RENT

£17,500 per annum excl. No VAT

## PRICE

The virtual freehold (940 year peppercorn lease) interest is available with vacant possession. Price on application.

## OUTGOINGS

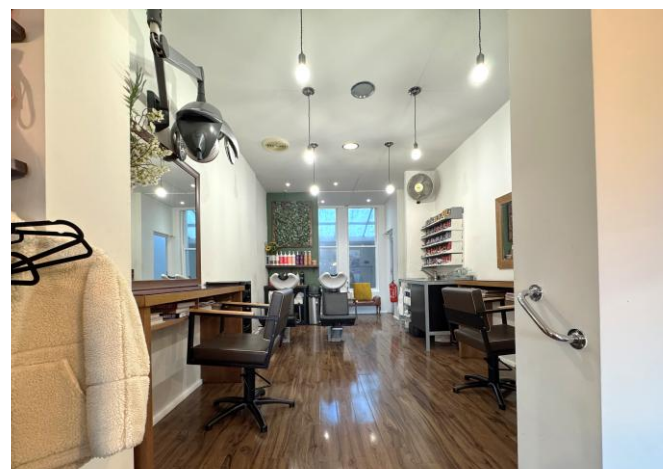
All utilities are the responsibility of the tenant.

## LEASE

A new lease is available on terms to be agreed. Sections 24-28 of the Landlord and Tenant Act 1954 are excluded.

## BUSINESS RATES

No business rates are payable by small businesses.



## COSTS

All legal costs to be borne by the ingoing tenant.

## VIEWING & FURTHER INFORMATION

Strictly by appointment through sole agents.  
Contact:

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