



## Unit 3 Southdown View, London Road, Portsmouth, PO3 5FS

Ground Floor Commercial Unit

### Summary

Tenure	To Let
Available Size	3,012 sq ft / 279.82 sq m
Rates Payable	£29,952 per annum
Rateable Value	£58,500
EPC Rating	Upon enquiry

### Key Points

- New Development
- Suitable for a Variety of Uses
- Accessible Location

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## Description

Southdown View comprises a new mixed use development providing 59 flats. At ground floor level there are 3 commercial spaces with Bernards Estate Agents and Downland Veterinary Group occupying premises fronting the main London Road.

Unit 3 is offered in a shell condition, ready for occupiers fit out.

The commercial units within the development benefit from cross rights over car parking spaces for commercial users, further details on request.

## Property Highlights / Amenities

- Build Status: New Build - Existing

## Location

Southdown View is located in a prominent position on the main A3 trunk road into Portsmouth. The M27 and A27 are a short distance away, whilst Hilsea Train Station is a 10 minute walk.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	3,012	279.82	Available
<b>Total</b>	<b>3,012</b>	<b>279.82</b>	

## Terms

The unit is available on a new effective full repairing & insuring lease for a term to be agreed.

Alternative consideration may be given to a long leasehold sale. Further details upon request.

Rent / Long Leasehold Price - on application

## Planning

The unit currently benefits from a health surgery / medical use within Class D1. Suitable for other uses subject to planning.

Interested parties should make their own enquiries via Portsmouth City Council.

## Business Rates

Rateable Value £58,500

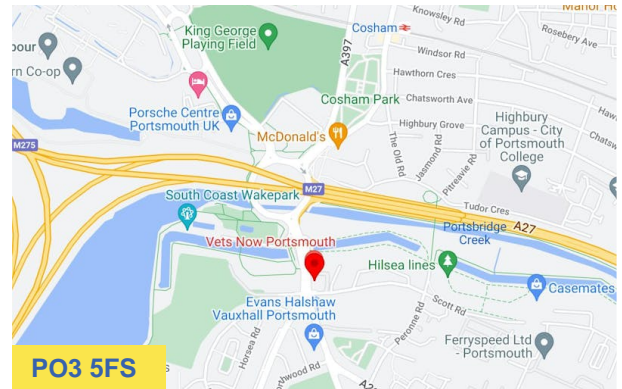
You are advised to make your own enquiries to the local authority before making a commitment to lease.

## Other Costs

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

Service Charge - A service charge will be applicable, further details upon request.

Unless otherwise stated all rent / prices are exclusive of VAT.



## Viewing & Further Information

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