

\*MAY QUALIFY FOR SBRR



## 1 Wootton Street, Portsmouth, PO6 3AP

FORMER SURGERY TO LET

### Summary

Tenure	To Let
Available Size	2,283 sq ft / 212.10 sq m
Rent	£48,000 per annum
Rateable Value	£10,250
EPC Rating	C (53)

### Key Points

- To Let
- 14 Parking Spaces
- Other Uses Considered (STP)
- Former GP Surgery and Dentistry
- Ground and First Floor
- May Qualify for SBRR\*

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# 1 Wootton Street, Portsmouth, PO6 3AP

## Description

1 Wootton Street is a former Surgery and Dentistry, consisting of ground floor and first floor. The ground floor consists of x5 examination rooms, reception area/office, and x3 WC. The first floor has x2 waiting areas, x2 WC, a kitchenette, x2 examination rooms and office space; the first floor also benefits from its own separate entrance.

The property is of modern brick-built design, gas central heating, ramped access and a clinical fit out.

The property benefits from 14 parking spaces, 7 on a private car park and 7 more around the building. There is also 1 hour free on-street parking along Wootton Street.

## Location

The premises occupy a central position along the busy one-way system, adjacent to Cosham High Street. Cosham is particularly well situated with convenient access to the M27 (junction 12) and access into Portsmouth via the M275, London via the A3(M) and Southampton via the M27.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Surgery	1,318	122.45	Available
1st - Dentist	965	89.65	Available
<b>Total</b>	<b>2,283</b>	<b>212.10</b>	

## Specification

Ground floor:

- Reception and reception offices
- Internal roller shutter in reception offices
- Exam rooms (1-5): 109-143 sq ft.
- WC (DDA)
- Front and rear access

First Floor:

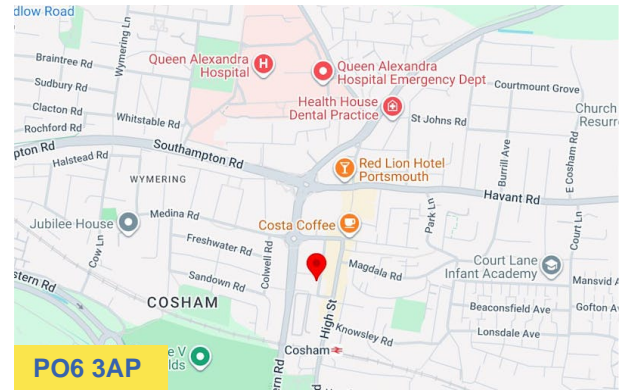
- x2 Waiting areas
- x2 examination rooms
- Office
- Kitchenette
- WC's with basin's
- Perimeter storage

General:

- 14 parking spaces
- Gas central heating
- Surgery fit out
- Ramped access
- CCTV
- Intercom
- Internal water

## Terms

Available by way of a new Full Repairing Insuring Lease for a term to be agreed at a rent of £48,000 per annum.



## Viewing & Further Information

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## Business Rates

\*£10,250 (as of 1st April 2026) - Source VOA ([tax.service.gov.uk/business-rates-find/](https://tax.service.gov.uk/business-rates-find/))

May qualify for Small Business Rates Relief.

Prospective tenants are advised to enquire with the local council to be advised on exact costings.

## Other Costs

Building Insurance - £1,214.16 pa for the current policy term ending 31/12/26.

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

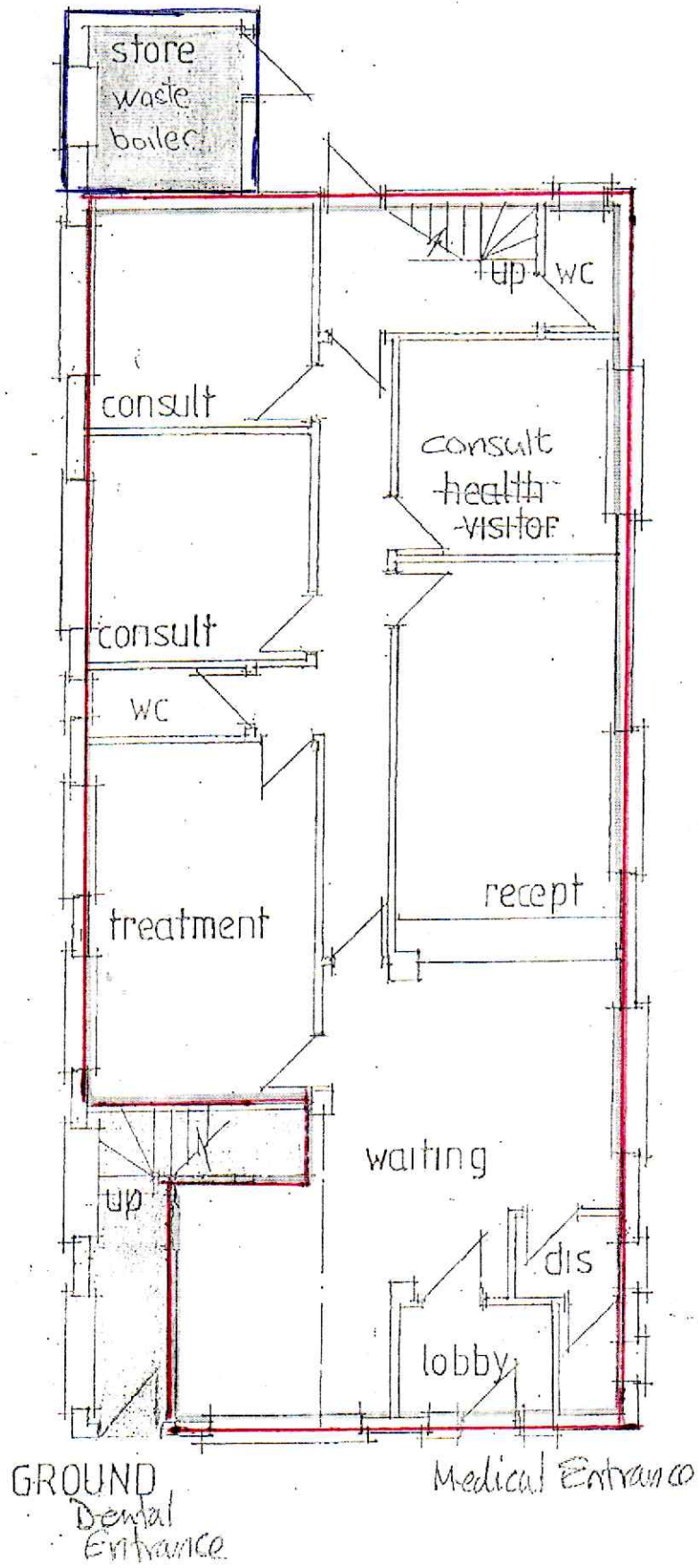
Unless otherwise stated all prices are exclusive of VAT

VAT - VAT is not applicable.

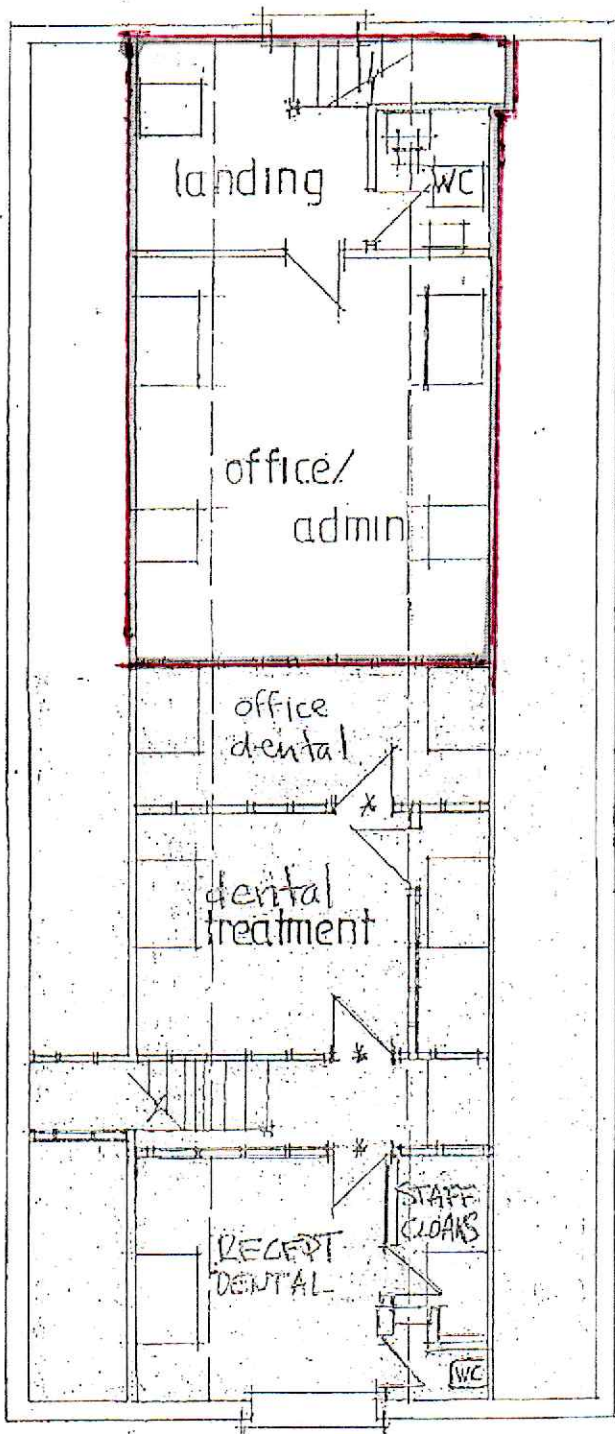








JPEG



FIRST

STUDWORK GENERALLY TO 100MMX50MM TIMBER TO H PLASTERBOARD AND SET BO INCORPORATE 100MM MINER DENSITY 10KG/M3 (NOTE TO RESISTANCE)

INSULATION TO SKILLING AIR TUFF R BETWEEN RAFTERS A OVER RAFTERS THEN PLASTE OUT RAFTERS TO PROVIDE 5 PROVIDE 100MM CELOTEXT BACKS OF ALL STUDWORK E

STAIRCASE RISE 184MM GOING 250MM MIN WIDTH OF TAPERED TREADS 75MM MINIMUM 2M VERTICALLY OFF PITCH LI 900MM HIGH WITH MAX SPACING OF V GUARDING 100MM, TRIM STAIRCASE W JOISTS(225MMX150MM)

NOTE THE STAIRCASE IS TO BE SET OUT TO THE COMMENCEMENT OF ANY WORK APPROVAL TO ENSURE HEADROOM IS C

J.Pes