



**8 ST GEORGES BUSINESS CENTRE, PORTSMOUTH, PO1
3EZ**

OFFICE FOR SALE

814 SQ FT (75.62 SQ M)



Summary

FORMER SELF CONTAINED MEDICAL TREATMENT CLINIC WITH PARKING

Available Size	814 sq ft
Price	£185,000
Rates Payable	£5,988 per annum
Rateable Value	£12,000
Estate Charge	£603.75 per annum There is a service charge for the communal running costs of the building together with estate management. Further details on request.
EPC Rating	Upon enquiry

- Allocated car parking
- Courtyard position
- Heating
- Fitted kitchenette
- Former medical use clinic
- Air conditioning in parts



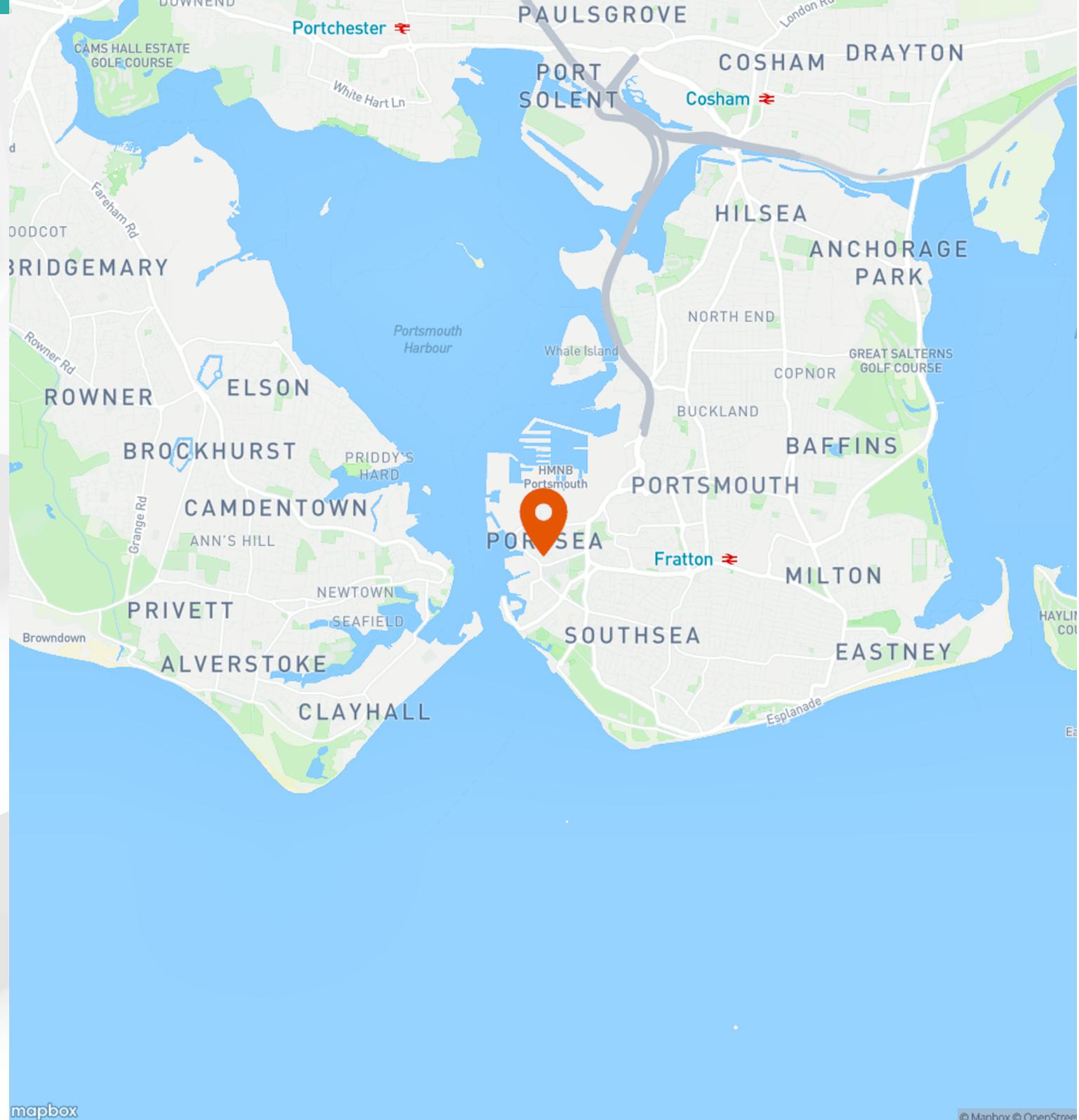
Location



**8 St Georges Business Centre,
St Georges Square,
Portsmouth, PO1 3EZ**

St Georges Business Centre occupies a prominent position in St Georges Square, adjacent to Portsmouth Harbour Station and within a few minutes walk of the Civic Centre, the Guildhall and the city's principal shopping area. The adjacent Gunwharf Quays has greatly enhanced this already historic location and provides a wide range of entertainment, leisure and retail amenities.

Frequent ferry services to Gosport and the Isle of Wight are available from the Harbour, where there is a regular inter-city service to London Waterloo, journey time approximately 1 hour 30 minutes.





Further Details

Description

These terraced purpose built business units are located on the well-established St Georges Business Centre, a courtyard development. The premises was currently used as a skin care clinic, so is currently split into individual offices/treatment rooms with a ground floor reception. The former treatment rooms benefit from air conditioning cassettes.

The property benefits from a WC, kitchen, 3 phase electric and 2 parking spaces.

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m
Ground	391	36.33
1st	423	39.30
Total	814	75.63

Terms

The long-leasehold interest is available to purchase.

Tenure: 999 years from 29th September 1989 at a peppercorn rent.

Legal Costs

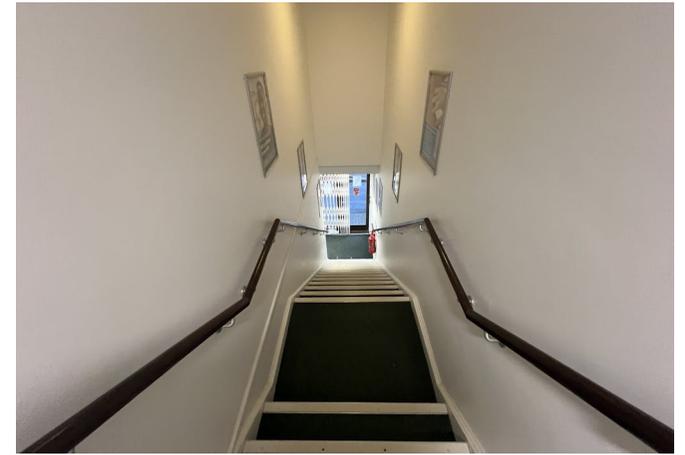
Each party to be responsible for their own legal costs.

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.

Anti Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





Enquiries & Viewings



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