



**HOLLOWAY
ILIFFE &
MITCHELL**

Office, Retail
TO LET



96 Broad Street, Old Portsmouth, PO1 2JE

Prominent Shop / Office Premises - Would suit a variety of uses

Summary

Tenure	To Let
Available Size	404 sq ft / 37.53 sq m
Rent	Rent on Application
Rates Payable	£2,170.65 per annum
Rateable Value	£4,350
EPC Rating	D (88)

Key Points

- Historic Location in the Heart of Old Portsmouth
- Close to the Popular Hot Walls Redevelopment
- Prominent Shop Front
- Self Contained Unit
- Would qualify for Small Business Rates Relief



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Description

A self contained lock up shop which could be used for a variety of uses subject to the appropriate subject planning consent.

The unit holds a prominent position on Broad Street close to the Ineos Team UK Headquarters and close to the popular and successful Hot Walls Studios which is the creative quarter, creating a vibrant atmosphere in this part of Old Portsmouth.

The subject premises is largely open plan with a toilet area to the rear. The property was previously used as a fishmongers and has hygienic flooring, surface mounted fluorescent strip lighting, three phase power and a sink unit. Alternative uses available subject to any relevant planning consent that may be required.

Location

The property is located in a prominent position on Broad Street in historic Old Portsmouth with views across Portsmouth Harbour and close to Ineos Team Headquarters. The unit is within walking distance if Gunwharf Quays and other amenities with Portsmouth.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - Sales Area	404	37.53	Available
Total	404	37.53	

Specification

Open Plan
Toilet
Hygienic Vinyl Flooring
3 Phase Power
Surfaced Mounted Strip Lighting
Wash Hand Basin & W.C.
Air Conditioning
CCTV
Water into the sales area

Terms

Available on a new effective full repairing insuring lease for a term to be agreed. Rent on application

Business Rates

Rateable Value £4,350

Please note that small business rates may apply. You are advised to make your own enquiries in this regard with the local authority before making any commitment.

Other Costs

Each party are to bear their own legal costs incurred in the transaction.

A service charge may be applicable.

Unless otherwise stated all prices and rents are quoted exclusive of VAT.



Viewing & Further Information

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