



UNITS 36-38 THE BOARDWALK, PORT SOLENT, PORTSMOUTH, PO6 4TP

RESTAURANT TO LET

4,906 SQ FT (455.78 SQ M)



Summary

Bar / Restaurant with Late Licence - To Let

Available Size	4,906 sq ft
Rateable Value	£41,250
Service Charge	A service charge is applicable, further details on request
VAT	Applicable
EPC Rating	D (96)

- Late Licence
- Waterfront Leisure Scheme
- External Terrace
- Part Fitted with previous tenants fitout
- Marina Views

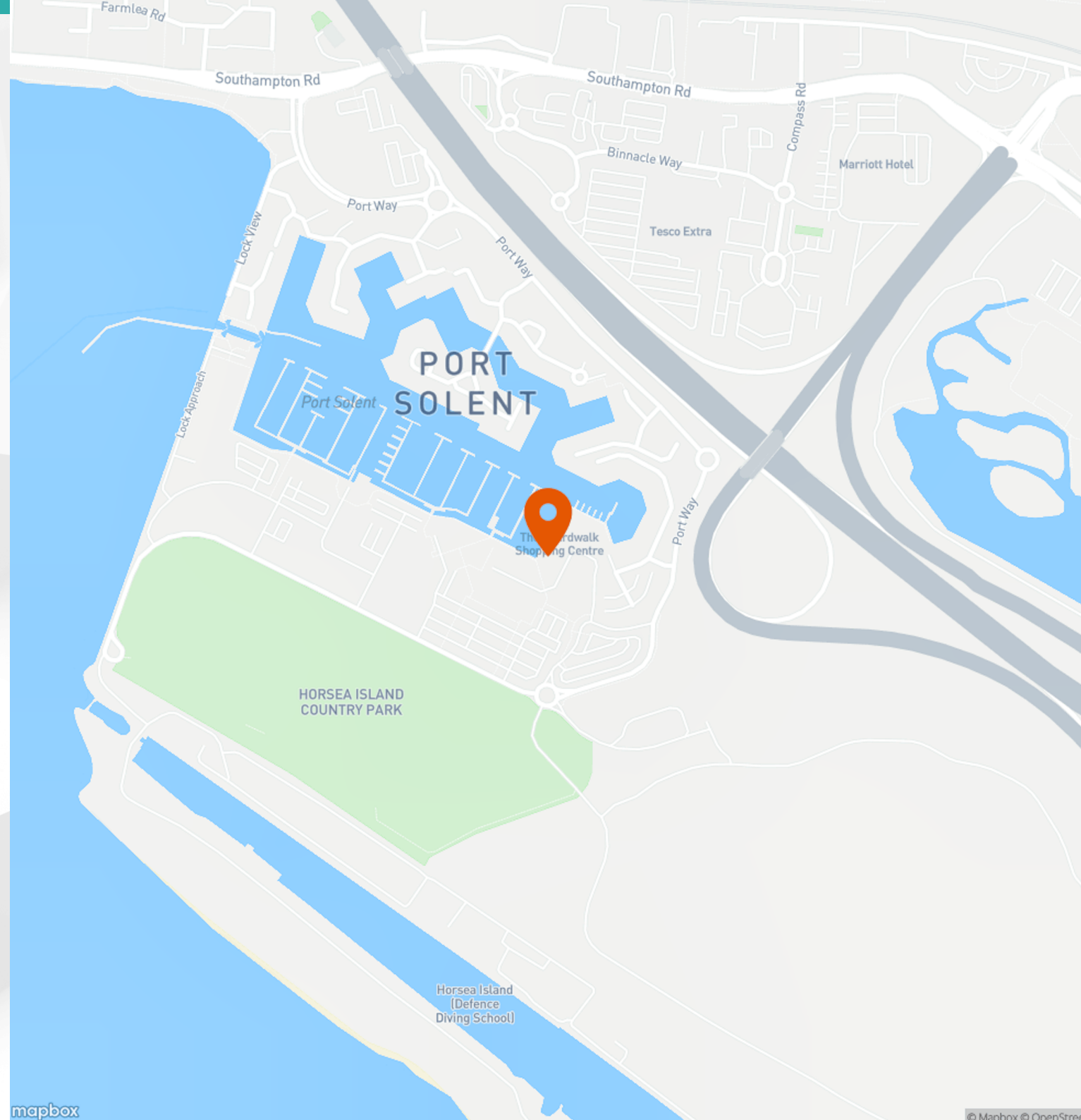


Location



**Units 36-38 The Boardwalk,
Port Solent, Port Solent,
Portsmouth, PO6 4TP**

Port Solent is an established leisure and tourist destination with an interesting mix of restaurants, bars, shops, a 6 screen Odeon cinema and David Lloyd health club. The premises occupy a prominent position close to the main entrance to The Boardwalk. Other occupiers include Zizzi, Sir Alec Rose pub, Prezzo, Koh Thai, Rapsallions, Harvester and Casa Brasil.



Further Details

Description

The premises are arranged over ground only, with an external terrace that has views across the marina basin. The premises have been trading until recently as a bar / restaurant and retain the majority of the previous occupiers fit-out.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,848	357.49
Outdoor - External Terrace	1,058	98.29
Total	4,906	455.78

Terms

The property is available on a new lease on terms to be agreed.

Planning

The premises have been trading most recently as a bar/restaurant.

The premises benefit from a late licence ready to transfer.

AML & Legal Costs

Each party to bear their own.

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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