



UNIT A, LONDON ROAD, PORTSMOUTH, PO2 9RR

LEISURE / OFFICE / RETAIL / TRADE COUNTER / SHOWROOM / INDUSTRIAL /
WAREHOUSE TO LET

2,882 SQ FT (267.75 SQ M)



Summary

Retail / Showroom / Trade Counter / Leisure Premises

Available Size	2,882 sq ft
Rent	£30,000 per annum
Rates Payable	£11,460 per annum
Rateable Value	£30,000
EPC Rating	D (85)

- Open plan
- LED lighting
- 3 phase electric
- Prominent location
- WC facility
- 7 parking spaces
- Open to a variety of uses



Location

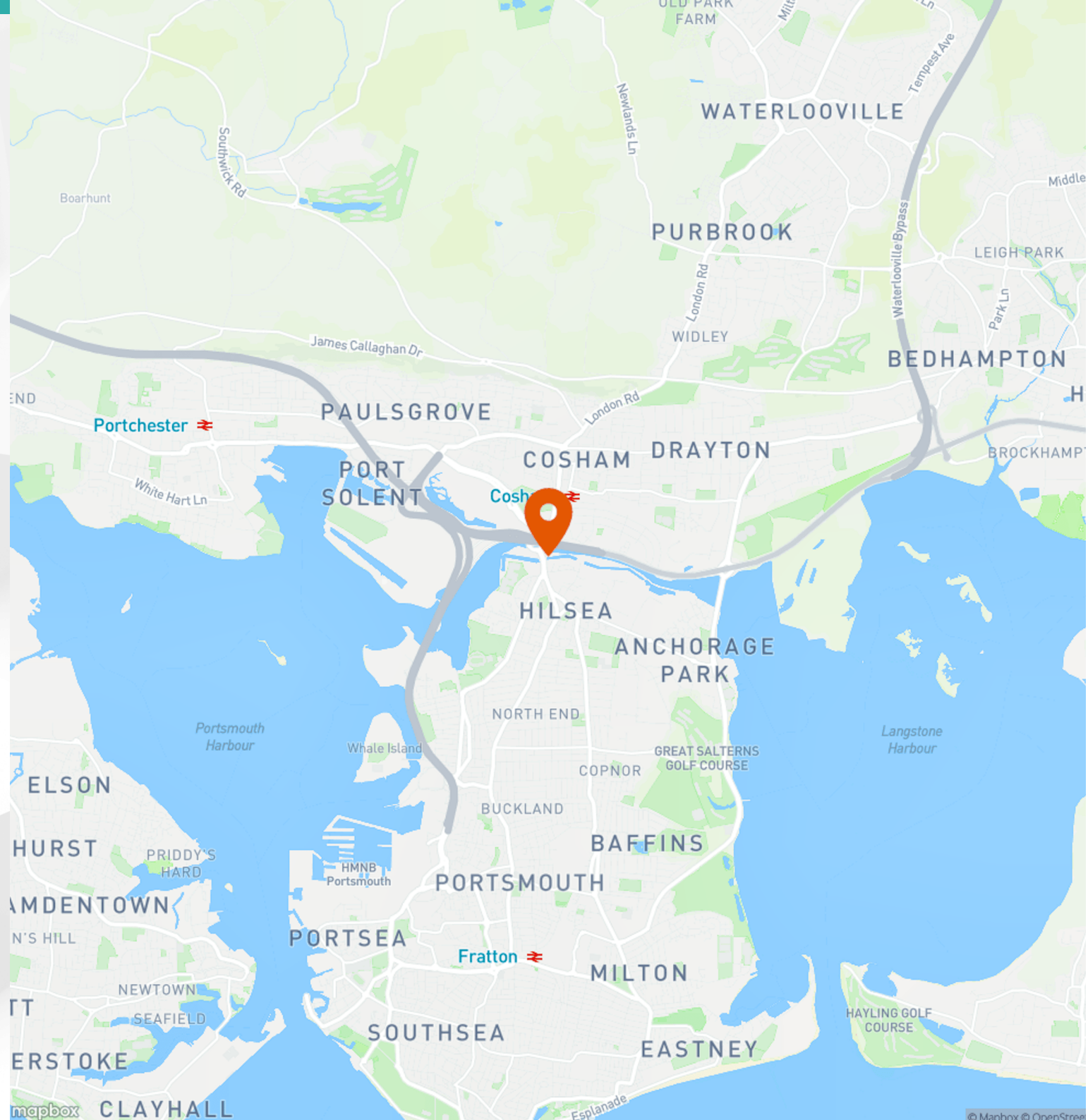


**Unit A London Road,
Portsmouth, PO2 9RR**

The property is located in a very prominent position on the east side of the A3 London Road about 100 metres from the Hilsea Intersection of the A27.

This is a mixed use area which includes Hilsea Lido, Portsmouth Grammar School playing fields, a Shell garage and residential housing.

It is an excellent location for any businesses seeking a prominent roadside position.





Further Details

Description

Open plan showroom with LED lighting and carpeted floor. The space benefits from three phase electric, 7 car parking spaces and bi-fold doors with an opening width of 4.676m. Floor to ceiling height - 2.991m.

Terms

The units are available on a new full repairing and insuring lease.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

AML

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.

VAT

We understand the property is elected for VAT, so VAT is payable at the prevailing rate.





Enquiries & Viewings



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