



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

OFFICE FOR SALE

800 SQ FT (74.32 SQ M)



**Vail
Williams**

Summary

SELF CONTAINED OFFICE WITH PARKING

Available Size	800 sq ft
Price	£190,000
Rates Payable	£5,988 per annum
Rateable Value	£12,500
VAT	Applicable
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
- Corner Unit



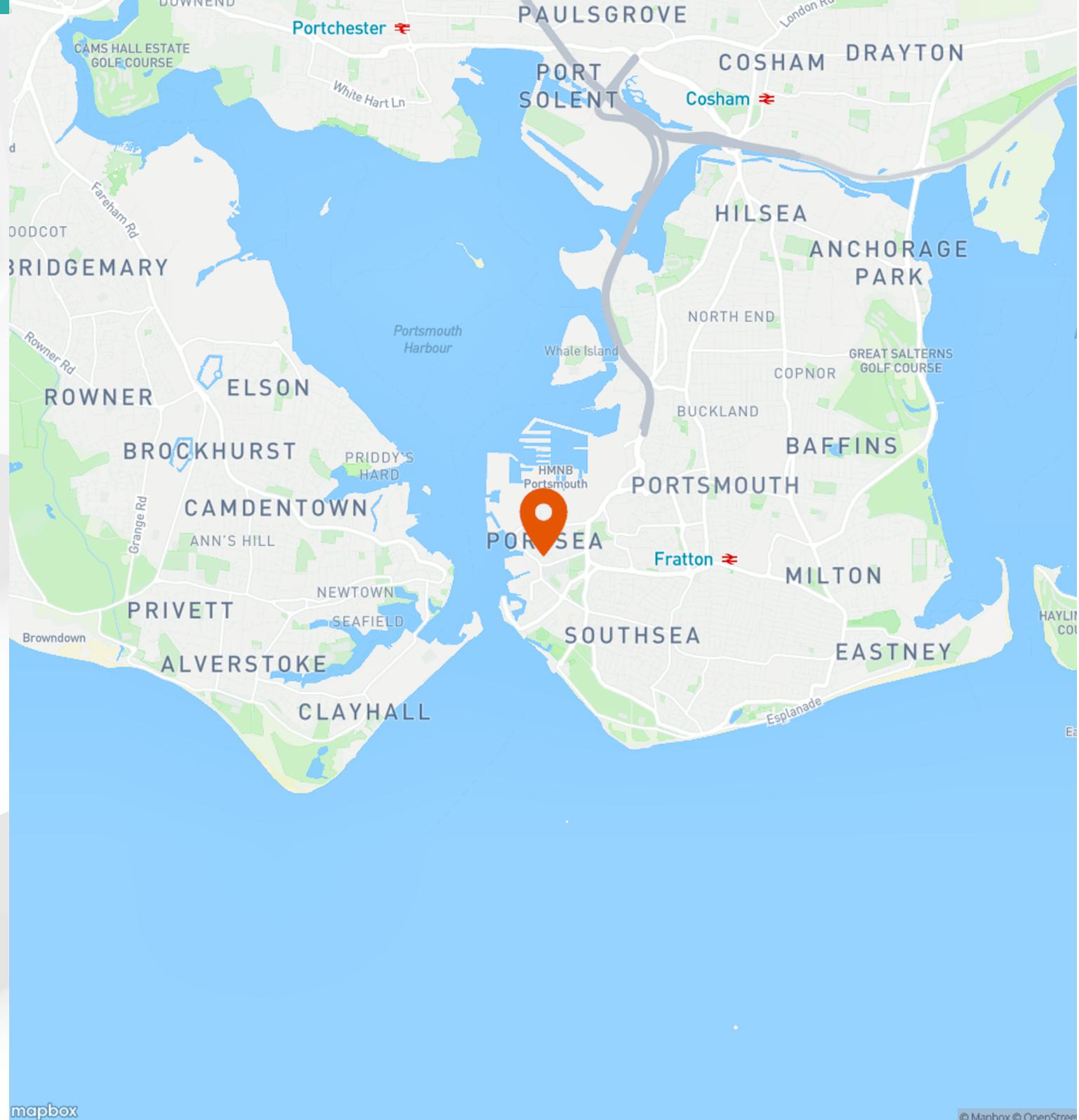
Location



**7 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 3 parking spaces.

Terms

The long-leasehold interest is available to purchase.

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

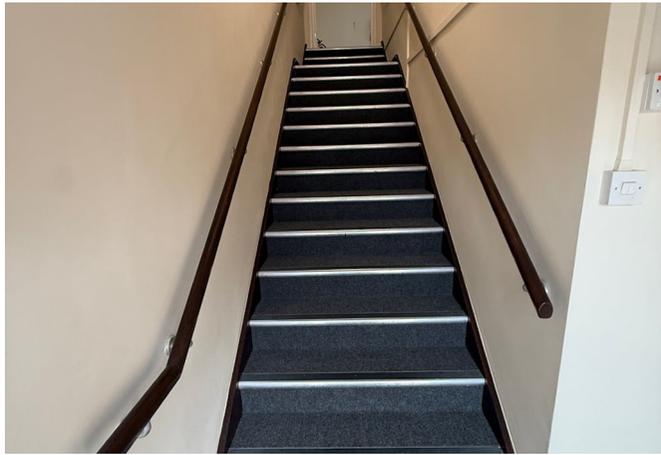
Legal Costs

Each party to be responsible for their own legal costs.

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



Alex Gauntlett

agauntlett@vailwilliams.com

07584 657 826



Alice Masterman

amasterman@vailwilliams.com

07393 235709



**Vail
Williams**

[View on our website](#)