



387 LONDON ROAD, PORTSMOUTH, PO2 9HL

OFFICE / RETAIL TO LET
1,440 SQ FT (133.78 SQ M)



Summary

PROMINENT GROUND FLOOR CORNER CLASS E UNIT - TO LET

Available Size	1,440 sq ft
Rent	£18,500 per annum
Rates Payable	£8,857.25 per annum
Rateable Value	£17,750
Service Charge	£1,092.98 per sq ft
VAT	Applicable
EPC Rating	C

- Well-established retail area within a densely populated suburban district
- Convenient access in and out the city
- Local retail parade
- Corner frontage
- Current tenants fitout with partitioned meeting/treatment rooms
- Optional open plan layout
- Rent £18,500 pax



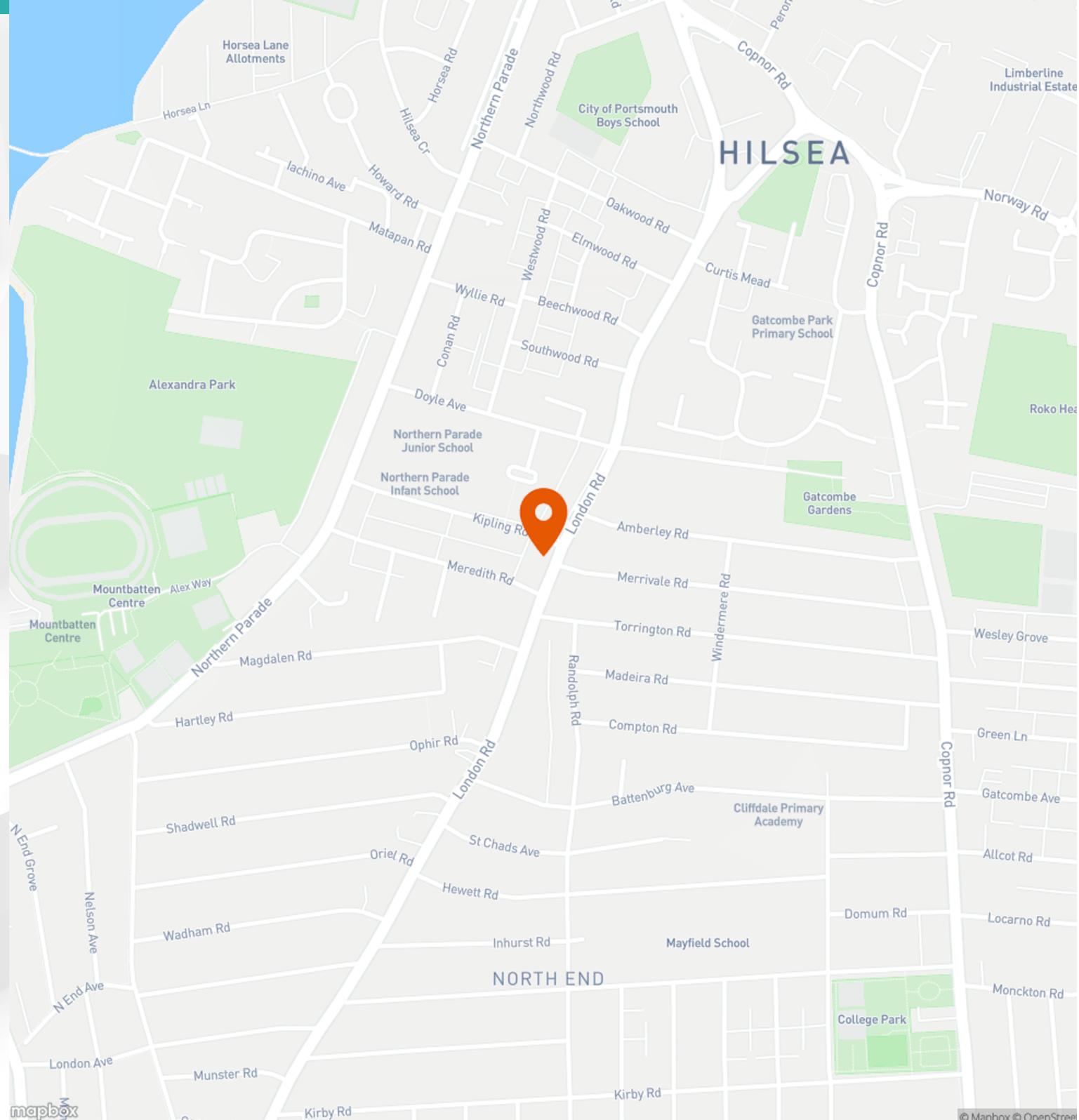
Location



**387 London Road,
Portsmouth, PO2 9HL**

Portsmouth is a major south coast city and enjoys excellent road connectivity, being positioned at the junction of the M27 and A27. London Road (A2407) leads northwards to the M27 which provides east and west motorway transport, and the A3 which provides access northwards towards London. London Road benefits from local bus services and within a mile of Hilsea Train Station and 2.5 miles away from Fratton which provides fast services into London.

The subject property is situated on the western of London Road, in a prominent position on the corner of Kipling Buildings. The property forms part of a parade of shops including a Spar, Premier, florist, public house, hairdressers and a number of retail shops, restaurants and takeaways.



Further Details

Description

The property comprises a corner unit currently arranged as meeting rooms, a front waiting room, a staff kitchen and bathroom facilities, including disabled WC.

The unit was last used as a PIP assessment centre but could be used as a Class E unit, and made into open plan retail spaces.

Terms

We are instructed to market the property on a new effective Full Repairing and Insuring Lease for a term to be agreed upon at a commencing rental of £18,500 per annum, plus VAT. A service charge is payable. All figures are quoted exclusive of VAT.

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.

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.





Enquiries & Viewings



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**Vail
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[View on our website](#)