



**PORTSMOUTH ONE STOP, BRUNEL HOUSE, 40 THE
HARD, PORTSMOUTH, PO1 3GY**

RETAIL TO LET

2,635 SQ FT (244.80 SQ M)



**Vail
Williams**

Summary

Fitted Retail Premises - TO LET

Available Size	2,635 sq ft
Rent	Rent on application
Business Rates	To be assessed on first occupation
EPC Rating	Upon enquiry

- Prime location opposite Gunwharf Quays
- Adjacent to Portsmouth Harbour transport hub
- Ground floor of exciting new development
- Fitted out condition
- Suitable for a variety of uses

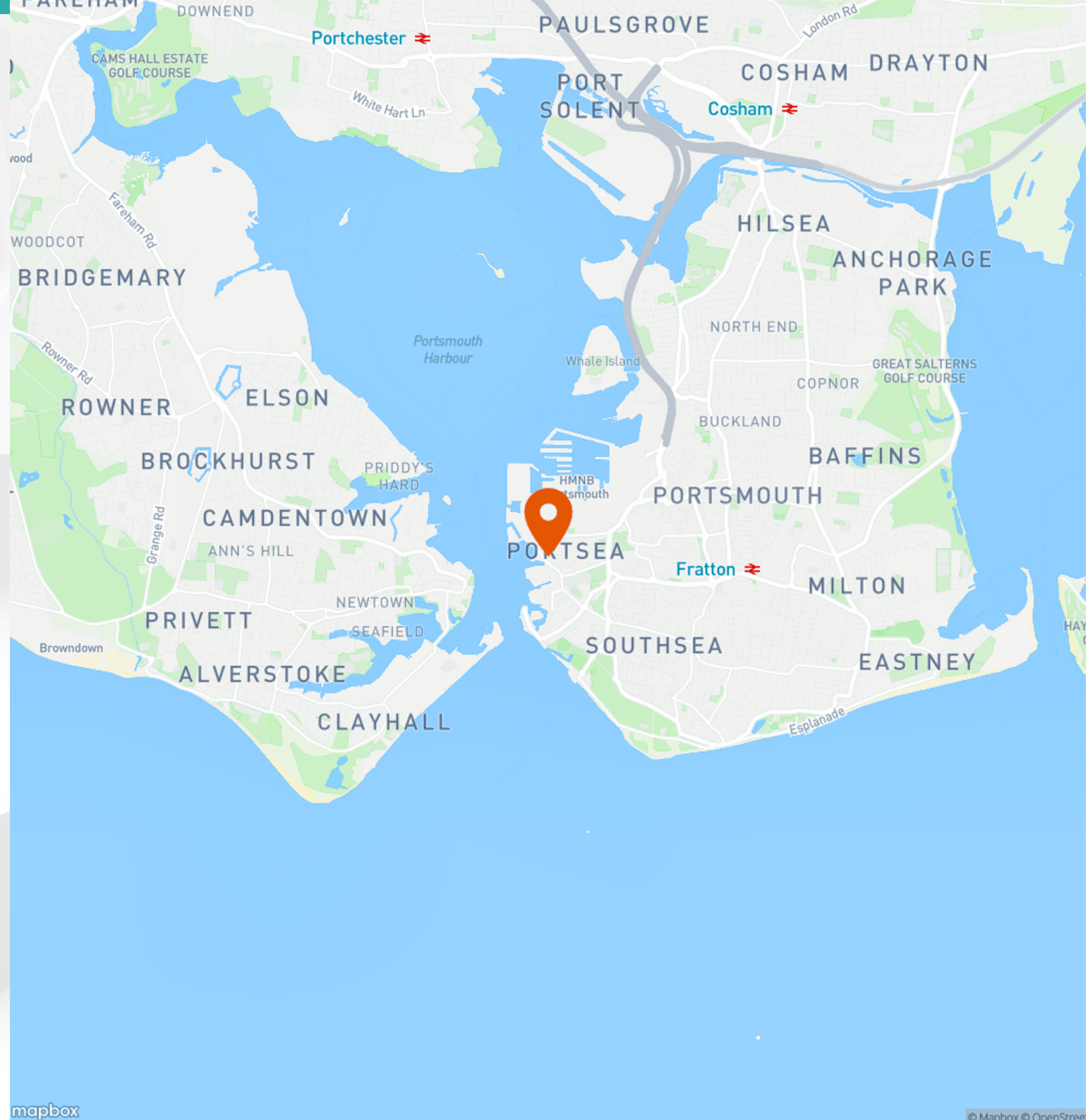


Location



Portsmouth One Stop, Brunel House 40 The Hard, Portsmouth, PO1 3GY

Brunel House is located on The Hard directly opposite the main pedestrian entrance to Gunwharf Quays a major mixed use development with national retail and leisure occupiers. Portsmouth Harbour transport interchange is nearby with rail, bus and ferry connections. Portsmouth Historic Dockyard entrance is a short distance away leading to good levels of tourist footfall. The surrounding area has seen significant investment over the last few years.



Further Details

Description

The premises comprise the ground floor commercial space of the newly refurbished Brunel House, which provides 153 residential apartments and studios. The space is provided in fitted out condition.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	1,722	159.98
Ground - Store	913	84.82
Total	2,635	244.80

Terms

Available on a sublease (outside the Landlord & Tenant Act) for a term expiring 2032.

Use

Suitable for a variety of uses including retail, gym, office and coffee shop. There is a restriction against significant cooking in the unit and ventilation is limited to that already in situ.

Legal Costs

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

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax.

Joint Agent

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Enquiries & Viewings



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