



107-109 Elm Grove, Southsea, PO5 1LH
Ground Floor Retail Units Available - Under Refurbishment

Summary

Tenure	To Let
Available Size	522 to 1,583 sq ft / 48.50 to 147.07 sq m
Rent	£10,500 - £13,500 per annum
Business Rates	Upon Enquiry
EPC Rating	C

Key Points

- Prominent Southsea Location
- Class E Use
- Separate or Combined
- May Qualify for SBRR*
- Established Position in Elm Grove
- Popular Independent Retail Pitch
- Under Refurbishment

Regulated by



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107-109 Elm Grove, Southsea, PO5 1LH

Description

107-109 Elm Grove are ground floor shops, currently configured to provide a retail sales area, toilet and cellular storage space to the rear. The property benefits from a class E use enabling it to be used as a shop, for professional or financial services such as an estate agent, or a café, restaurant, office or clinic. 109 has an additional basement, accessible via staircase within the property.

The properties can be let individually or combined. Each property has a "C" EPC rating.

Location

The property is situated in Southsea in Portsmouth a major regional port and hub for commercial activity, forming part of the south coast conurbation. Elm Grove is situated on the edge of Southsea with Victoria Road North/ South to the east and Kings Road to the west.

The property is located a short distance from the Kings Theatre and nearby occupants include Co-Op, Southsea Deli, Alison Gardiner, Huis, and also consisting of independent specialist shops, bars and cafes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 107	522	48.50	Available
Unit - 109	560	52.03	Available
Basement - 109	501	46.54	Available
Total	1,583	147.07	

Terms

Available on a new Full Repairing Insuring Lease for a term to be agreed at a commencing rent of:

- 107 = £10,500 pax
- 109 = £13,500 pax
- Combined = £22,000 pax

Business Rates

Rateable Value (Source: VOA):

- 107: £4,900
- 109: £6,600

* The premises may benefit from Small Business Rates Relief.

You are advised to make your own enquiries in this regard to the Local Authority before making a commitment to lease.

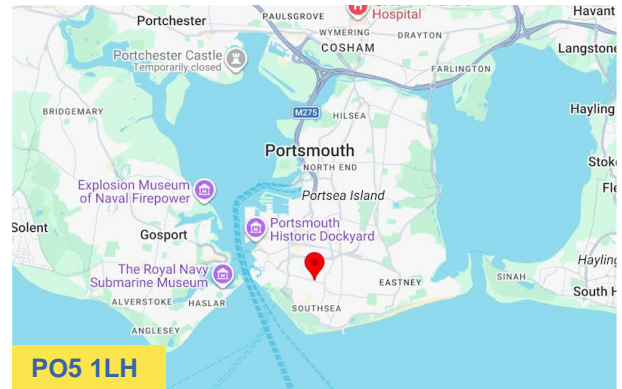
Other Costs

Building Insurance will be payable by the Tenant.

Service charge will also be payable.

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

VAT - It is understood the property is not elected for VAT.



Viewing & Further Information

James West

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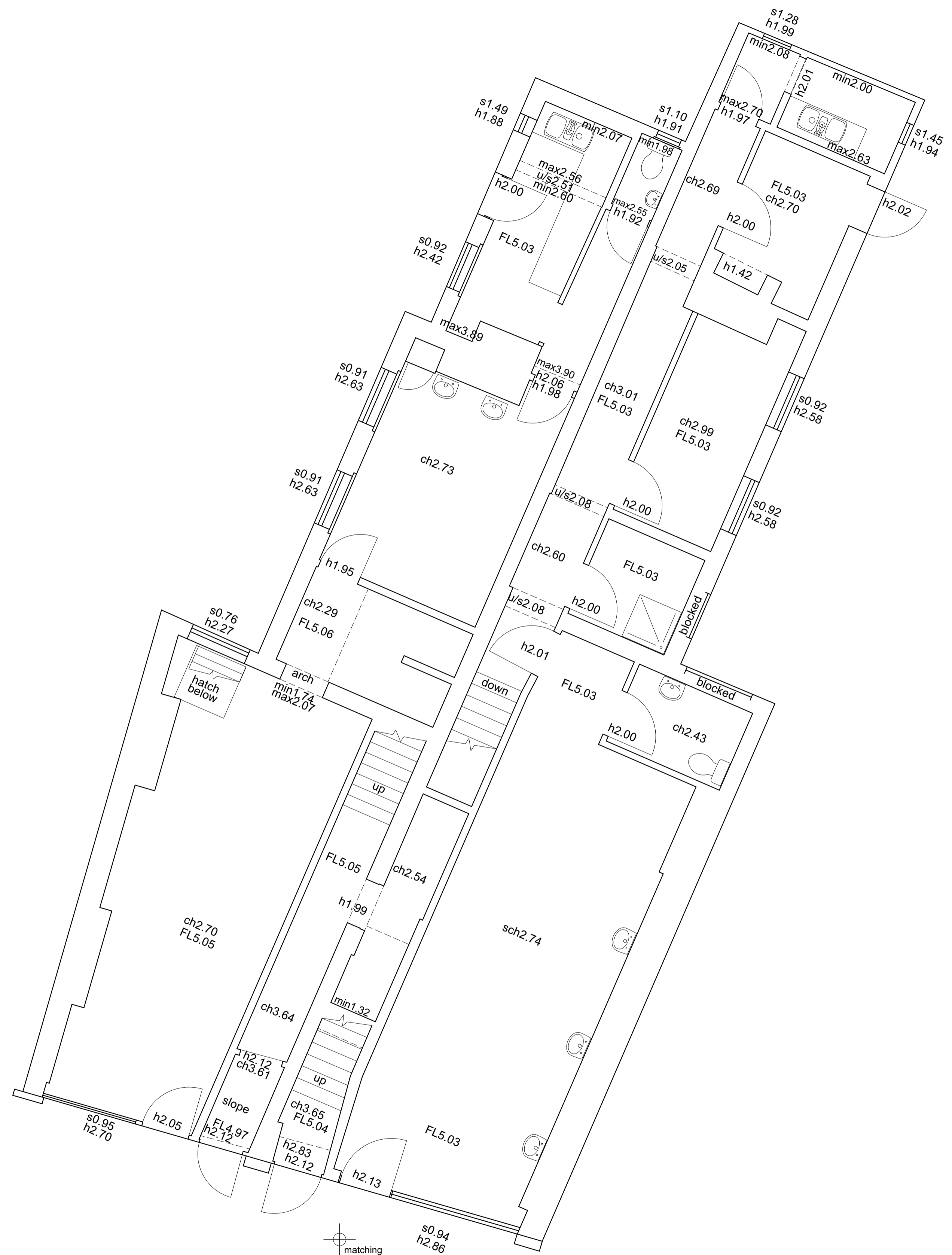


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1 EXISTING BASEMENT FLOOR PLAN
1:50

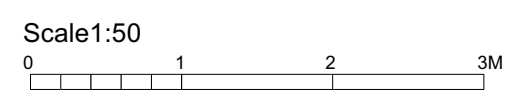


2 EXISTING GROUND FLOOR PLAN
1:50



REV	DATE	NOTES	DRN	CHKD
A	02/10/23	HMO LICENCE APPLICATION	EG	EG

GENERAL NOTES
THE CONTRACTOR IS RESPONSIBLE FOR THE CHECKING OF ALL SITE DIMENSIONS AND LEVELS. DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE CONTRACT ADMINISTRATOR / ARCHITECT. TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DRAWINGS AND INFORMATION. ALL EXISTING SITE, TREE AND BUILDING INFORMATION HAS BEEN COMPILED FROM DIFFERENT SOURCES.



DRAWING TITLE	Existing Basement and Ground Floor Plan
DRAWING REF	2203-HH-Extg-P-B1-00-0300
STATUS	INFORMATION - NOT FOR CONSTRUCTION
SCALE	AS INDICATED AT A1

PROJECT TITLE	Elm Grove 107 - 109
CLIENT	Private
ORIGIN	10/23
PROJECT NO.	2203



01 Scale: 1:50
GROUND FLOOR PLAN

REV	DATE	NOTES	DRN	CHKD
A	11/20			

DRAFT

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 TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DRAWINGS AND INFORMATION.
 ALL EXISTING SITE, TREE AND BUILDING INFORMATION HAS BEEN COMPILED FROM DIFFERENT SOURCES.



DRAWING TITLE GA Ground Floor Plan
DRAWING REF 2203-HH-P-00-3000
STATUS INFORMATION - NOT FOR CONSTRUCTION
SCALE AS INDICATED AT A1

PROJECT TITLE Elm Grove
CLIENT Private
ORIGIN 07/25
PROJECT NO. 2203