

LONDON ROAD, HILSEA,  
PORTSMOUTH, PO2 9RR



## CAR SALES FORECOURT AND OFFICE TO LET

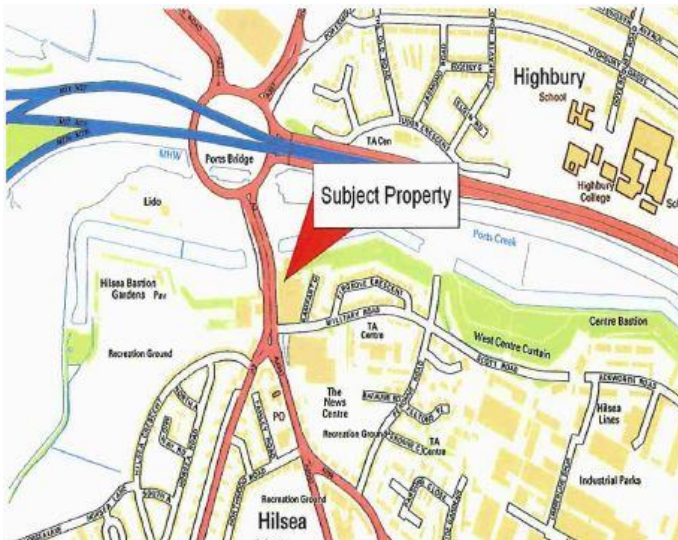


**Approx. 0.120 Acres (0.05 Hectares)**

### **KEY FEATURES**

- Prominently located car sales forecourt
- On-site office
- Potential for alternative use subject to planning consent

# LONDON ROAD, HILSEA, PORTSMOUTH, PO2 9RR



# LONDON ROAD, HILSEA, PORTSMOUTH, PO2 9RR



## LOCATION

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, a Vauxhall dealership, The News Centre and residential housing.

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

## DESCRIPTION

The front forecourt area is currently being used for car sales.

We are seeking all enquiries for the front forecourt area and associated office space. The office space benefits from WC facilities and a small kitchenette.

Potential for alternative uses subject to planning consent.

## TENURE

The property is available on a full repairing and insuring lease for a term to be agreed.

## RENT

£40,000 per annum exclusive of rates and VAT.

## BUSINESS RATES

We are advised by the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the property has a rateable value of £16,185.

However, we would advise an interested party to confirm the accuracy of this information.

## EPC

Energy Performance Rating: D-85

Reference Number: 0770-6983-0373-1050-3010

## LEGAL COSTS

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

## SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

# LONDON ROAD, HILSEA, PORTSMOUTH, PO2 9RR



## VIEWING

Strictly by appointment through the sole agents below.

**Vail Williams LLP**  
Building 1000 Lakeside  
North Harbour  
Western Road  
Portsmouth  
PO6 3EN

## CONTACT

**Alex Gauntlett**  
[agauntlett@vailwilliams.com](mailto:agauntlett@vailwilliams.com)  
023 8082 0900  
07584 657826

**Philip Holmes**  
[pholmes@vailwilliams.com](mailto:pholmes@vailwilliams.com)  
023 9220 3232  
07733 124438



**Subject to Contract**  
**April 2018**

Misrepresentation Act 1967 – Vail Williams for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Vail Williams has any authority to make any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.

**Birmingham Crawley Guildford Heathrow London Portsmouth Southampton Thames Valley**

Vail Williams LLP, a Limited Liability Partnership, registered in England (number OC319702). Registered Office: 550 Thames Valley Park, Reading, Berkshire RG6 1PT. Any reference to a Partner means a Member of Vail Williams LLP or an employee or consultant with equivalent standing and qualifications. A full list of Members is open for inspection at the registered office. **Regulated by RICS.**

**Our Services:** Acquisition & Disposal, Building Consultancy, Corporate Real Estate, Development Consultancy, Investment and Funding, Leasing Advisory, LPA Receivership, Planning Consultancy, Property Asset Management, Rating, Valuation