

TO LET



**HOLLOWAY
ILIFFE &
MITCHELL**

GROUND FLOOR LOCK-UP SHOP

1,070 Sq Ft (99.4 Sq M)

**** INCENTIVES AVAILABLE ****

**Ground Floor
44B High Street
Cosham
Portsmouth
Hampshire**

SATNAV PO6 3AG



- ▼ Prominent Roadside Frontage
- ▼ Parking For Up To 5 Cars
- ▼ Rear Access For Loading
- ▼ Close To Cosham Train Station



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Ground Floor 44B High Street, Cosham, Portsmouth, Hampshire

LOCATION

Cosham town centre is located approximately 4 miles north of Portsmouth City Centre, close to Junction 27 of the M27 Motorway.

44b High Street is situated in a prominent position close to the junction with the pedestrianised area amongst national retailers including Boots, WHSmith, Costa Coffee and Thompson Travel Agents.

DESCRIPTION

The subject premises comprise of a ground floor lock up shop, set behind an aluminium shop frontage which currently has a sales area with rear kitchenette and WC facilities.

The accommodation benefits from being refurbished throughout, having prominent roadside frontage and rear access.

Ancillary storage / offices are located on the first floor which is additional to the ground floor retail space. This is not currently demised within the current lease, but is to be included as part of any agreement. Further details available on request.

The property also benefits from having a right to use the parking area to the rear for up to 5 cars.

ACCOMMODATION

Ground Floor Sales	72.72 sq.m / 783 sq.ft
First Floor Offices/Stores	26.68 sq.m / 287 sq.ft
Total Net Internal Sales Area	99.40 sq.m / 1,070 sq.ft

TERMS

£13,400 per annum. The premises are held on a full repairing and insuring lease for the remainder of a 6 year term commencing on 14th November 2017 (expiring 2023), with a Tenant only break clause and rent review on the 14th November 2020.

Available by way of an assignment or sublease to fall outside the provisions of the Landlord & Tenant Act 1954 Part II (subject to terms being agreed).

Further details available on request.

BUSINESS RATES

Rateable value: £14,750.
Uniform business rates payable for 2018-2019: £6,490
Source: voa.gov.uk

You are advised to confirm the rates payable with the local council before making a commitment.

OTHER COSTS

A service charge is payable to cover costs such as maintenance and repair of common parts landscaping management fees.

Additionally building insurance is also payable.

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

Unless stated, all prices and rents are quoted exclusive of VAT.

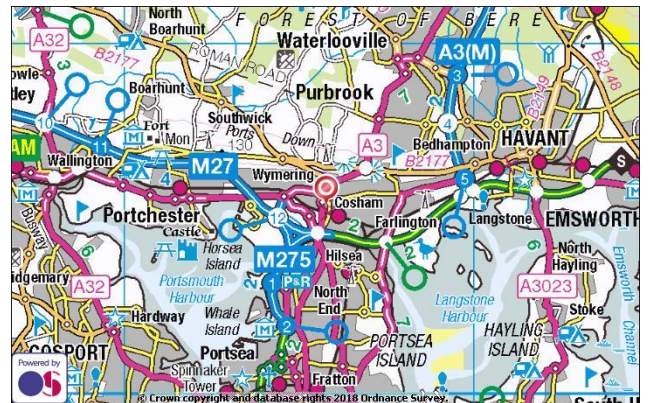
EPC RATING

D (80)

PHOTO



LOCATION PLAN



DISCLAIMER

Holloway Iliffe & Mitchell Limited

Registered Office: 10 Acorn Business Park Northharbour Road Portsmouth PO6 3TH

For the Lessors or Vendors of this instruction, whose Agents they are, give notice that; These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties 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. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property.

VIEWING

Strictly by appointment
with sole agents

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As responsible landlords, our client has regard to the recommendations of the Code of Practice for Commercial Leases in England & Wales. If you are professionally represented, you should ask your advisor for a copy. Alternatively, the document can be found at www.lettingbusinesspremisses.co.uk or be obtained from The Royal Institution of Chartered Surveyors (Tel: 020 7343 3806) In accordance with the code, our client is willing to consider alternative lease terms to those proposed. If you wish to suggest different terms, please set these out clearly in your reply. Please bear in mind however that variations may affect the level of rent proposed.

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Date Prepared: 22-Feb-2018