

GROUND FLOOR 24-25 THE BOARDWALK, PORT SOLENT PORTSMOUTH PO6 4TP



PRIME RESTAURANT IN WATERFRONT SCHEME TO LET



2512 sq.ft (233.36 sq.m) Gross Internal Area together with external terrace

GROUND FLOOR 24-25 THE BOARDWALK, PORT SOLENT PORTSMOUTH PO6 4TP



RESTAURANTS, BARS AND CAFÉS

FISH & GRILL	13-14	FLAMING ROOSTER	22-23
CASA BRASIL	44-45	Harvester	15
CHIMICHANGA	24-25	SIR ALEC ROSE	32-33 41-42
FRIENDLY PHILS	30-31	WATERMARK	36-38
O SOLE MIO	19-20	WILDWOOD	46
PREZZO	43	Zizzi	33-35
Reliance	39	Richoux	24-25
		HOT ROCK	40

SHOPS

BOOKENDS	26	runnersneed	70
Cotton	29	SNOW ROCK	70
CycleSurgery	70	Dad's	16-18
PAVERS	27-28	BOUTIQUE SHOPS AND TEA ROOMS	

LEISURE AND FITNESS

David Lloyd	60	ODEON	50
-------------	----	-------	----

OTHER

Aquila day nurseries & pre-schools	60	MARINA Life	11-12
------------------------------------	----	-------------	-------

LOCATION

The premises occupy a prominent position within The Boardwalk, adjacent to the main entrance to the scheme. Port Solent is an established leisure and tourist destination with an interesting mix of restaurants, bars, shops, a 6 screen Odeon cinema and David Lloyd health club.

The premises are located at ground floor level with views of the marina basin. Other occupiers include Wildwood, Zizzi, Pizza Express, Prezzo, Harvester and Casa Brasil.

GROUND FLOOR 24-25 THE BOARDWALK, PORT SOLENT PORTSMOUTH PO6 4TP



DESCRIPTION

The premises has been trading as a restaurant and benefits from good internal fit-out. The unit has bi-fold glazed doors directly onto the Boardwalk and external terrace.

TENURE

The property is available on a new effective full repairing and insuring lease for a term to be agreed, subject to 5 yearly rent reviews.

RENT

£70,000 per annum exclusive of business rates, estate service charge and VAT.

PLANNING

The premises currently benefit from a Class A3 planning consent but could be suitable for use within Class A4, subject to appropriate planning being obtained. Interested parties are advised to make their own enquiries of Portsmouth City Council.

SERVICE CHARGE

A service charge is applicable to this property, further details on request.

SCHEDULE OF AREAS (APPROX. GIA)

Description	ft ²	m ²
Ground Floor	2512	233.36
Ground Floor Terrace	856	79.52

EPC

EPC Awaited.

BUSINESS RATES

We are advised by the Valuation Office Agency website (www.voa.gov.uk) that the property has a Rateable Value of £29,750. However, we would advise an interested party to confirm the accuracy of this information.

LEGAL COSTS

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

GROUND FLOOR 24-25 THE BOARDWALK, PORT SOLENT PORTSMOUTH PO6 4TP



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.

VIEWING

Strictly by appointment through the joint sole agents.

CONTACT

Tim Clark

Vail Williams LLP

Tel: 07584 214662

Email: tclark@vailwilliams.com

Mark Calder

BNP Paribas

Tel: 07469 403956

Email: mark.calder@bnpparibas.com



SUBJECT TO CONTRACT

July 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