



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

61 HIGH STREET COSHAM PORTSMOUTH PO6 3AX



Lock up shop TO BE REFURBISHED - TO LET

- Gross internal area: 2,063.87 sq.ft.
- New lease
- Possible to split area into two units
- Suitable A3/A4/A5 Subject to Planning

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

**Available on
a new lease at
£32,000 per annum**

SITUATION AND DESCRIPTION

The premises are situated on a corner position of the main High Street close to Boots the Chemist, Specsavers and many independent retailers and eateries.

The subject premises benefits from a double frontage facing on to the High Street and wraps around Magdala Road. Currently the shop is being utilised as a whole but is being advertised to let of part only.

Subject to terms the landlord will undertake a refurbishment package to be discussed

ACCOMMODATION

Premises as a whole

Gross internal area: 2,063.87 sq.ft. (191.81 sq.m.)

High Street and Magdala Road only (See Plan)

Frontage: 31.3 ft. (9.54m)

Depth: 71.98 ft. (21.94m)

Gross internal area: 2,063.87 sq.ft. (191.81 sq.m.)

RATEABLE VALUE - To Be Reassessed

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

TENURE

Available on a new lease with terms to be negotiated at a rental of £32,000 per annum.

PLANNING

A1 Retail

We are advised that the premises have A1 retail use but we advise all applicants should rely upon their own enquiries.

Use for A3/A4/A5 Catering is acceptable subject to any necessary consents

LEGAL FEES

The incoming tenant will be responsible for their own legal fees.

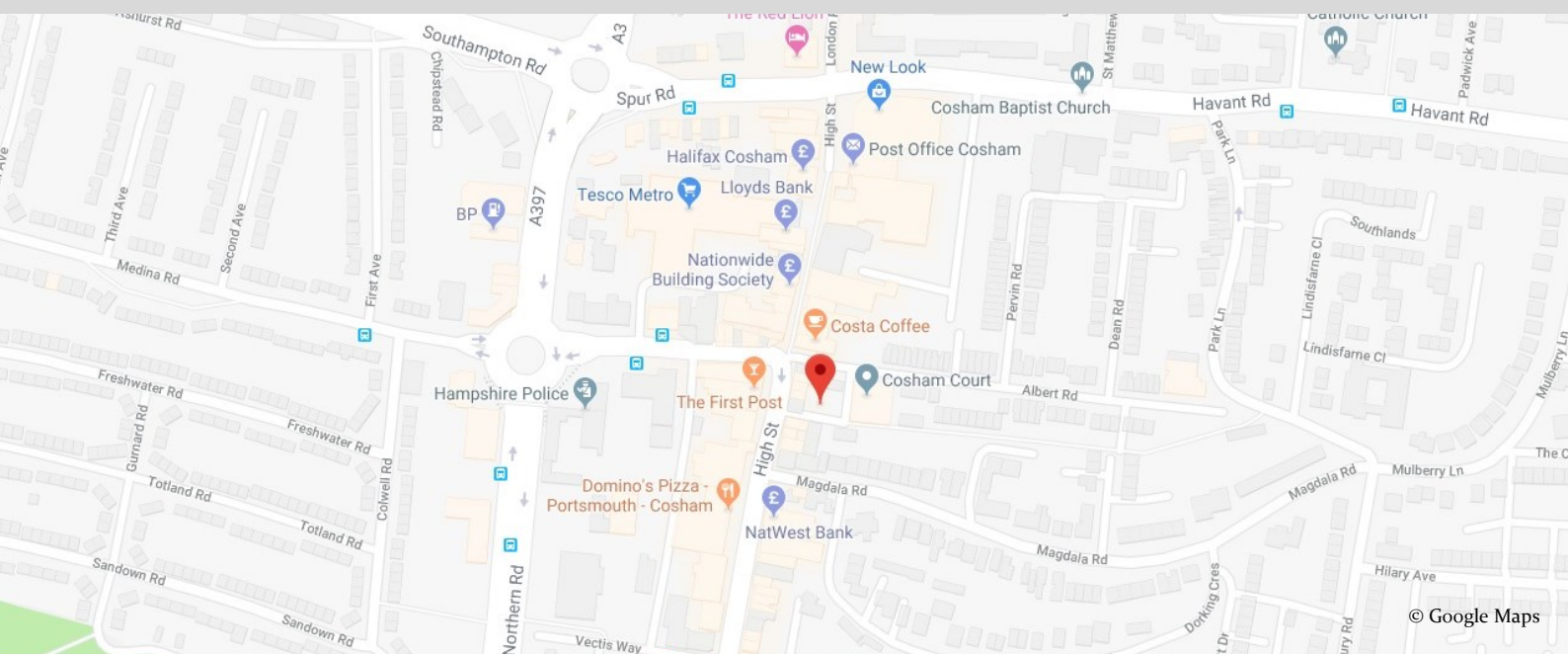
EPC Rating TBC

VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

Tel: 01202 551821

Website: www.ellis-partners.co.uk



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High Street

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Address : 091 Liberty House, 4 Dean Park Crescent, Southampton, BH1 1LY
 Telephone : 01202 551821 Email : bs@ellisandpartners.co.uk
 Fax : 01202 557310 Web : www.ellisandpartners.co.uk

Project	61 High Street Cosham	Surveyor	
Title	Floor Plan	Date	07/09/18
		Scale	NTS
		Size	A4
		Dwg No.	01
		Revision	

