

406 Linen Hall, 162/168 Regent Street London, W1B 5TG

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PORTSMOUTH - 149-151 COMMERCIAL ROAD

- Next to the entrance to Cascades Shopping Centre
- Very high footfall location

LOCATION

Portsmouth is a coastal city located in Hampshire with a primary catchment of over 500,000 people.

Commercial Road is the prime retail pitch and the subject property is located in an excellent position between **Primark/H&M** and the entrance to Cascades Shopping Centre.

Retailers in close proximity include Boots, JD, Foot Asylum, Top Shop, Waterstones, Card Factory and H Samuel.

ACCOMMODATION

The premises provide the following approximate net internal areas:

Ground Sales 154.8 sq m Ground Ancillary 6.7sq m First Ancillary 18.6 sq m 1,666 sq ft 72 sq ft 200 sq ft

TENURE

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

RENT On applicatio

COSTS

RATES

SERVICE CHARGE

The rates payable are zero until 31st March 2021 and to be confirmed beyond 1st April 2021.

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

EPC Available on request.

Rateable value 2017

INSPECTIONS Viewing by appointment with:

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