



Tenure

Freehold.

Location

The city of Portsmouth is a major south coast naval base, ferry port and university city, and is also an important retail and commercial centre. The city has a resident population of some 175,000 and benefits from excellent road communications, being served by the M27, M271 and A3(M) motorways and the A27 dual carriageway. There are also regular rail services to London and major South West towns.

The property is situated on the west side of Commercial Road, opposite the junction with Lake Road and between its junctions with Charlotte Street and Marketway (A3).

Occupiers close by include McDonald's (adjacent), Argos, KFC, Sports Direct, Poundland, Mothercare, Subway and Holland & Barrett. Some 200 metres from the property is an entrance to Meadow Walk Shopping Centre which is home to Marks & Spencer, Claire's Accessories, H&M, Primark, Lush, Pandora and The Body Shop, amongst others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with first floor sales and storage. The second floor provides further storage accommodation. Externally the property benefits from rear loading via Pye Street and parking for one car.

The property provides the following accommodation and dimensions:

Gross Frontage	5.95 m	(19' 6")
Net Frontage	5.15 m	(16' 10")
Shop Depth	25.50 m	(83' 8")
Built Depth	25.80 m	(84' 8")
Ground Floor	135.0 sq m	(1,453 sq ft)
First Floor	116.0 sq m	(1,249 sq ft)
Second Floor	117.5 sq m	(1,265 sq ft)
Total	368.5 sq m	(3,967 sq ft)

Tenancy

The entire property is at present let to FASHION RE-CONNECTION LIMITED for a term of 10 years from 16th December 2005 at a current rent of £20,000 per annum. The tenant is currently holding over.

Planning (1)

The upper floors may lend themselves to future residential conversion subject to obtaining the necessary consents and the existing tenancy. Enquiries should be made with the local authority.

Website Address: www.portsmouth.gov.uk

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

For EPC Rating please see website.

Portsmouth

217 Commercial Road and 23 Pye Street Hampshire PO1 4BJ

- Freehold Shop Investment
- Town centre location
- Occupiers close by include McDonald's (adjacent), Argos and Specsavers
- Future residential potential of upper parts subject to the necessary consents and existing tenancy (1)
- VAT is not applicable
- Current Rent Reserved

£20,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



NB. The plan is for identification only.