

234 Kingston Road, Portsmouth,  
Hampshire, PO2 7LR



# TO LET

## ■ Lock-up Shop

Total Size 62.30 sq m (671 sq ft)

## ■ Key Features

- Located in an established retail location and a densely populated suburb of Portsmouth
- Open plan unit suitable for a variety of uses, subject to terms
- 100% small business rate relief is possible
- New FRI lease available
- Rent £13,500 pax
- Nearby occupiers include Aldi, Andrew and Andrew solicitors, Kubus Polish Shop, Papa John's and Lallys Pharmacy

### Location

The property located in North End, which is an established retail location and a densely populated suburb of Portsmouth. The unit is situated on the eastern side of Kingston Road.

Nearby occupiers include **Aldi, Andrew and Andrew solicitors, Kubus Polish Shop, Papa John,s and Lalys Pharmacy.**

### Accommodation

The accommodation is arranged as a self-contained retail unit providing open plan sales area with storage, kitchen and WC. We have measured and calculate the accommodation to have the following approximate Net Internal Area (NIA):

Sales Area	48.15 sq m	518 sq ft
Ancillary	14.15 sq m	152 sq ft
<b>Total</b>	<b>62.30 sq m</b>	<b>671 sq ft</b>

Gross frontage	4.94 m	4.94 m
Net frontage	3.92 m	3.92 m

### EPC

To be confirmed.

### Planning

We understand that the premises benefit from **Class A1 use within the Use Classes Order 1987** (as amended).

### Viewings and Further Information

Please contact the sole agents Flude Commercial incorporating Garner Wood:

**Sebastian Martin**  
[s.martin@flude.com](mailto:s.martin@flude.com)  
**023 9262 9007**



### Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing **rent of £13,500 per annum exclusive.**

### Business Rates

**Rateable Value (2017): £9,100.**

As the RV is below £12,000 we believe 100% small business rate relief is possible.

### VAT

We understand that the property is not elected for VAT.

### Legal Fees

Each party to bear their own legal costs incurred.



*Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.*

*Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.*

*We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.*