



**HOLLOWAY
ILIFFE &
MITCHELL**

Retail
TO LET



Unit 7 Portsmouth Retail Park, Binnacle Way, Portsmouth, PO6 4FG

Retail Unit

Summary

Tenure	To Let
Available Size	2,050 sq ft / 190.45 sq m
Rent	£35,000.00 per annum
Rates Payable	£9.68 per sq ft
Rateable Value	£38,750.00

Key Points

- Busy Trading Location
- Fitted to a Good Standard
- Suitable for a Variety of Uses
- Part of Retail Park Development
- Car Parking



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Description

Unit 7 comprises a first floor premises, forming part of a purpose built 65,000 sq.ft retail park constructed in 2017. The unit comprises open plan 'L shaped' space and benefits from a prominent ground floor entrance, which is highly visible when entering the retail park. The space is fitted to a good standard with suspended ceilings and a heating / cooling system and a lift to the first floor from the entrance lobby. There is a limited amount of low level partitioning and various external signage opportunities.

Location

The unit is prominently situated between the A27 and M27 (off junction 12) between Port Solent and Lakeside Business Park, Portsmouth Retail Park is strategically located to serve the M27 corridor including Fareham, Portchester, Cosham & Portsmouth.

Portsmouth Retail Park accommodates a number of occupiers including Decathlon, Home Bargains, Jollies Pet Store, Pure Gym, Greggs, Costa, Subway & Quality Pet Care. Other nearby occupiers include Aldi, Tesco Extra, KFC & McDonalds.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Unit - Retail Area	2,050	190.45	Available
Total	2,050	190.45	

Terms

Available on a new lease for a term to be agreed at a rental of £35,000 per annum

Rateable Value

Rateable Value £38,750

You are advised to make your own enquiries in this regard before making a commitment.

Other Costs

Each party to bear their own legal costs incurred in the transaction.

Unless otherwise stated all rent are exclusive of VAT.

Estate charges will apply.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020. Interested parties should make their own planning enquiries and satisfy themselves in this regard.



Viewing & Further Information

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