



HELLIER
LANGSTON
Commercial Property Consultants

TO LET

22 High Street, Cosham, Portsmouth PO6 3BZ
Retail Premises



KEY FEATURES

Sales Area 569 sq. ft. (52.83sq. m.)

Popular retail location

First floor offices/storage

Rear parking and loading area

Call us on: **01329 220 111**

Visit: www.hlp.co.uk

Hellier Langston
Ground Floor, E1 Fareham Heights
Standard Way
Fareham PO16 8XT

To Let

Retail Premises

Description

The property comprises a ground floor shop with rear loading and ancillary first floor storage/office accommodation.

Accommodation

The property has been measured and has the following approximate net internal areas:

	sq. ft.	sq. m.
Sales Area	569	52.83
Ground Floor Storage	280	26
First Floor Offices/Storage	194	18
TOTAL:	1,043	96.83

Terms

Available on a new full repairing and insuring lease on terms to be agreed.

Rent

£17,500 per annum.

VAT

All prices quoted are exclusive of VAT.

Rateable Value

Shop and premises £11,750

Source:

www.tax.service.gov.uk/business-rates-find/search

Energy Performance Certificate

To follow.

Legal Costs

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

Code for Leasing Business Premises

The Code of Leasing Business Premises in England and Wales strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or Solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

TO LET

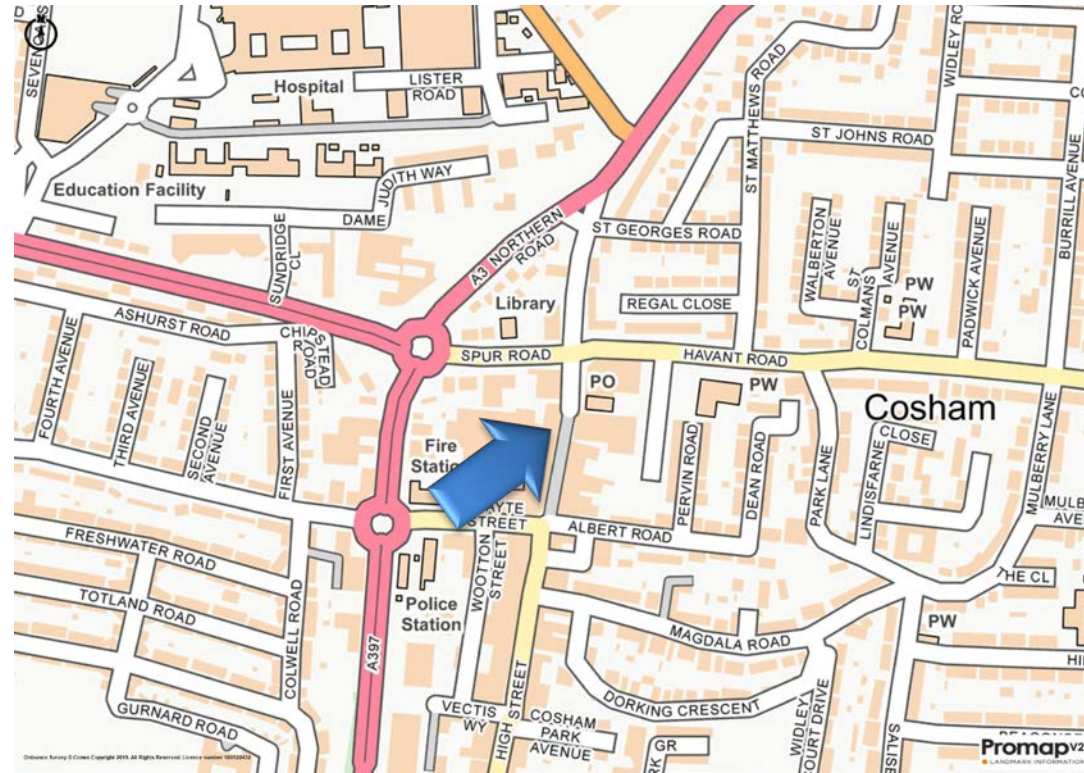
Retail Premises

Location

The premises occupy a prominent trading position within Cosham High Street. Cosham is one of Portsmouth's principal local shopping centres to the north of the city. Other nearby retailers include Costa Coffee, Tesco, New Look, Superdrug, Holland and Barrett and a number of high street banks.

Viewing

Strictly by appointment through sole agent Hellier Langston.



Call us on: **01329 220 111** Visit: www.hlp.co.uk



Andy Hellier
t: 01329 220111
m: 07930 661782
e: andy@hlp.co.uk

Hellier Langston
E1 Fareham Heights
Standard Way
Fareham
PO16 8XT
01329 220 111
www.hlp.co.uk



HELLIER LANGSTON
Commercial Property Consultants

01329 220 111
www.hlp.co.uk



Important Information Hellier Langston Limited gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Hellier Langston Limited has any authority to make any representation or warranty whatsoever in relation to this property.