

01329 221199

eddisons.com

Eddisons

ATTRACTIVE PERIOD PROPERTY – TO LET



275 London Road North End Portsmouth PO2 9HE

**From £11,000 per annum**

**62 sq. m (668 sq. ft)**

- Attractive Period Property
- Being Redecorated
- Allocated Parking
- Rear Garden
- Range of Uses Considered STP
- Easy Access to M27/ A3(M) and Hilsea Train Station

## LOCATION

The property is located along London Road an arterial road running through Portsmouth, a major regional port and hub for commercial activity, forming part of the ever-expanding south coast conurbation between Chichester in the east, and Southampton in the west.

The local area is characterised by pre and post war housing, some of which has been converted to commercial use.

The property occupies an established and prominent roadside position and is within easy reach of the M27, A3(M) and Hilsea Train Station, providing a direct service to London Waterloo.

## DESCRIPTION

The property comprises a period office/ studio over the ground floor. The offices benefit from attractive period features, with high ceilings and provides a front reception area/ office, a boardroom and a separate rear office.

In addition, a kitchen and toilet are provided with a garden and garden store to the rear.

The property benefits from parking for two cars.

## VAT

We understand that the property is **NOT VAT** elected.

## BUSINESS RATES

Current rateable value (1 April 2023 to present) £9,300. *You may be able to qualify for 100% business rate relief if this is your only commercial property.*

## SERVICE CHARGE

Further details are available on request.

## SERVICES

We understand that the property has mains connections to gas, electricity, water and drainage.

## LEGAL COSTS

Each party to bear their own costs.

## EPC

TBC.

## PLANNING

We understand that the property has a Class E Use Class as defined by the Use Classes Order 1987 (as amended).

## LEASE TERMS

The property is available to let on a three-year lease at a commencing rental of £11,000 per annum in year 1, rising to £12,000 per annum from year 2.

## VIEWING

Strictly by appointment with the sole agents:-

Eddisons  
incorporating Daniells Harrison



Nick Holtby  
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For more information, visit [eddisons.com](http://eddisons.com)  
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### Important Information

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