

Bridge Shopping Centre, Fratton Road,
Portsmouth PO1 1SL



TO LET

Flexible Terms Available

From 943 sq ft - 3,462 sq ft

Key Features

- Busy pedestrian and vehicular thoroughfare
- Popular retail location
- Variety of retail units available
- New flexible lease terms
- Inclusive reduced rents
- Nearby occupiers include Asda, Iceland and Subway

Location

Portsmouth is located approximately 19 miles south east of Southampton and 70 miles south west of London. The city benefits from **excellent road communications** being situated at the M27/A27 junction, which links to M3 and A3(M) and provides access to London and the wider national motorway network.

Bridge Shopping Centre is situated on the **western side of Fratton Road** at its junction with Somers Road North. Fratton railway station and Southsea is a short distance.

Nearby occupiers include Asda, Iceland, Subway and Dominos.

Terms

The units are **available to let by way of a new internal repairing and insuring lease** for a term of three years. The landlord requires a rolling break option after 12 months on three months' notice. The lease will be excluded from Part II of the Landlord and Tenant Act 1954.

Availability Schedule

Unit	Ground Floor (sq ft)	First Floor (sq ft)	Total (sq ft)	Rent pcm*	R/V	EPC
D	943	460	1,403	£825	£10,500	D (89)
E	1,752	1,710	3,462	£1,900	£18,000	C (74)
F	1,974	1,228	3,202	£1,730	£18,750	D (81)
I	1,087	302	1,389	£980	£13,250	C (72)
M	1,990	1,143	3,133	£1,600	£18,750	C (56)
O	2,005	1,286	3,291	£1,600	£18,750	D (76)
S	998	-	998	£660	£10,000	D (76)
T	1,043	-	1,043	£625	£9,900	C (57)
U	1,043	-	1,043	£625	£9,100	C (68)
V	1,017	-	1,017	£670	£14,250	C (72)

*The rent quoted includes the rent, service charge and buildings insurance but excludes utilities and business rates.

Viewings and Further Information

Please contact the sole agents Flude Commercial incorporating Garner Wood:

portsmouthproperties@flude.com
023 9262 9000
www.flude.com



Planning

We understand that the units benefit from a mixture of uses including **Class A1 and A2 uses** within the Use Classes Order 1987 (as amended).

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand the property is registered for VAT.

GOAD Map



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.

7 February 2019