



020 7935 2222

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OVERLOOKING THE MARINA RESTAURANT / BAR PREMISES TO LET

Upper Level, Unit 24-25, The Boardwalk, Port Solent, Portsmouth PO6 4TP

INCENTIVE PACKAGES AVAILABLE



2,487 sq ft Located on Upper Terrace
Overlooking the marina with outside seating
A3 / A4 Planning Consent

Recent lettings at Port Solent include:

Pizza Express, Dean's Diner, Sticky New Media, Pavers and Harvester

RESTAURANT/BAR PREMISES TO LET



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LOCATION

Port Solent is an established leisure and tourist location with an interesting mix of restaurants and bars, a 6 screen Odeon cinema and David Lloyd Health Club. Port Solent provides approximately 170,000 sq ft of commercial space and 1,000 car parking spaces.

The Premises are situated adjacent to the main entrance of The Boardwalk. Chimichanga is located beneath the subject property, whilst other occupiers include Harvester, Lloyds No.1, Zizzi, Prezzo and Chiquitos.

ACCOMMODATION

The premises previously traded as a bar/restaurant and benefit from extensive views across the Marina Basin, and has the following approximate areas:

First Floor: 2,487 sq ft

Our clients are prepared to construct a new balcony of approximately 498 sq ft overlooking the marina for a bar/restaurant operator of suitable covenant strength.

LEASE

The property is available by way of a new Fully Repairing and Insuring lease for a term to be agreed, subject to five yearly rent reviews.

RENT

On application

PLANNING

The premises have the benefit of an existing use within Class A3 (restaurant)/Class A4 (bar)

RATES

Rateable Value: £22,750 (04/2010)

SOURCE: VOA

LEGAL COSTS

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

FOR VIEWINGS PLEASE CONTACT

RESTAURANT PROPERTY

Mark Calder

Tel: 020 7935 2225

Mob: 07880 796 564

Email: mark@restaurant-property.co.uk

Jason Grant

Tel: 020 7935 2224

Mob: 07778 353 394

Email: jason@restaurant-property.co.uk

HUGHES ELLARD

Tim Clark

Tel: 01329 220 033

Email: tclark@hughesellard.com

Subject to contract

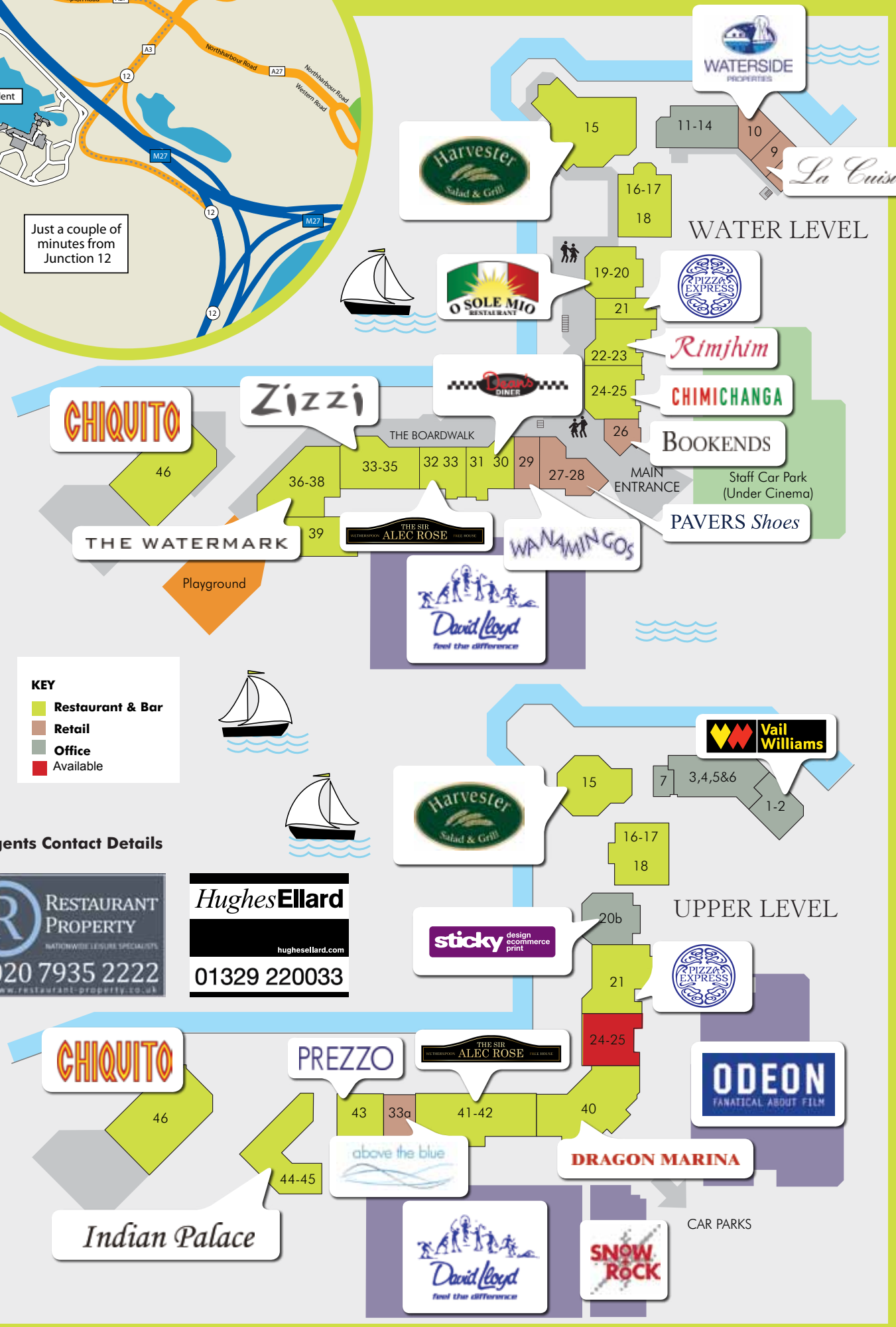
Property Misdescriptions Act 1991/Misdescriptions Act 1967

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THE SITE – Port Solent, Portsmouth



Just a couple of minutes from Junction 12



KEY

- Restaurant & Bar
- Retail
- Office
- Available

Agents Contact Details

R RESTAURANT PROPERTY

NATIONWIDE LEISURE SPECIALISTS

020 7935 2222

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01329 220033