

## TO LET Car Showroom

London Road, Hilsea  
Portsmouth, PO2 9QZ

### Key information

- ❑ Highly prominent car showroom facility
- ❑ Immediate prominence to A2047
- ❑ M27/A27 Junction, ¼ mile north
- ❑ 8,405 sq ft on 1.08 acres
- ❑ Suitable for alternative uses, subject to consents

### Contact

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## Location

The property fronts the A2047 London Road, a short distance south of the junction with the A3 Northern Parade and ¼ mile south of the A27/M27 Junction with access onto the M27 only 1 mile north via the M275. The M27 leads west to Southampton and east to the A3 Junction and London beyond. Portsmouth City Centre lies 2 miles to the south.

Portsmouth is a large port city in Hampshire of circa 238,000 population (2021 census) and is one of the most densely populated cities in the country.

The surrounding area is a mix of commercial and suburban residential housing with nearby occupiers including Motorpoint, a Shell Filling Station, Brandon Tool Hire and Lidl. A Porsche dealership lies on the opposite side of the M27/A27 at the entrance to Lakeside North Harbour Business Park.

## Description

The property comprises a prominent showroom facility of frame construction with a large dual glazed frontage and brick elevations to the rear. A large forecourt lies to the north which is laid to tarmac.

The majority of the building is utilised as showroom accommodation with space for approximately 8 vehicles to be displayed internally with fittings including a suspended ceiling and tiled floor with LED spot lighting.

WC's and office areas lie to the south.

On the southern elevation are dry and wet valeting facilities. The dry valet has been converted from previous workshop use and has a tiled floor with access via two up and over doors and heating by ceiling suspended strip heaters. The area is lit by LED lighting. The single wet valet adjoins with access via a separate up and over door.

The site is secured by a mix of low level security hoops and paladin fencing.

## Energy Performance Rating

Energy Performance Asset Rating – C

## Terms & Tenure

The property is available on a leasehold only basis for a term up to 2042 at a rent of £175,000 pa.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.



## Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Showroom	466.45	5,021
Handover Bay	32.41	349
Offices/Ancillary	139.53	1,502
Stores/Plant	38.39	413
Wet Valet	24.45	263
Dry Valet	79.60	857
<b>Total</b>	<b>780.83</b>	<b>8,405</b>
	<b>Hectare</b>	<b>Acre</b>
Site Area	0.437	1.080

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

## Rating

The property is currently assessed as a Vehicle Repair Workshop and Premises. We are advised that the Rateable Value for the property is £181,000.

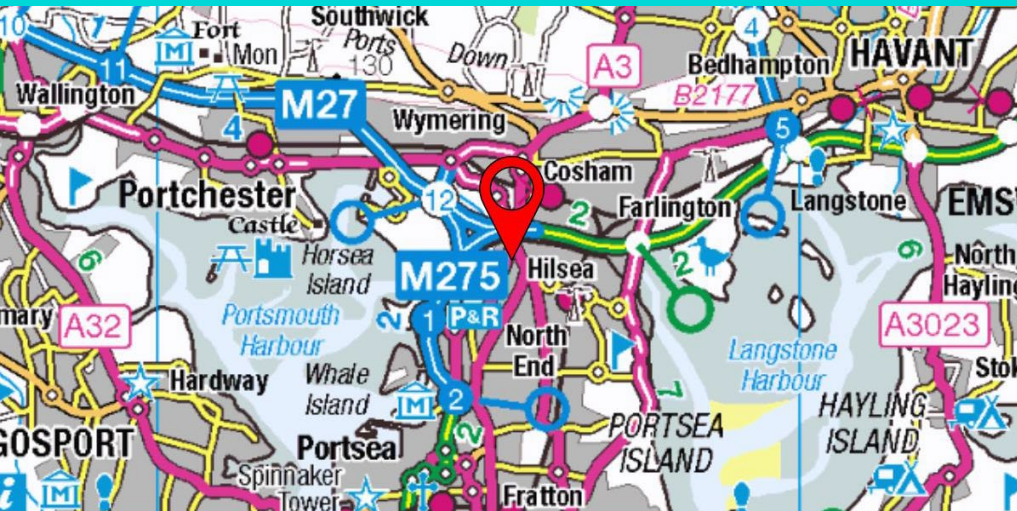
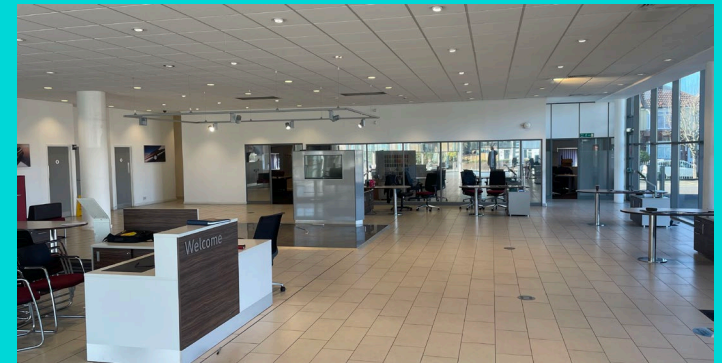
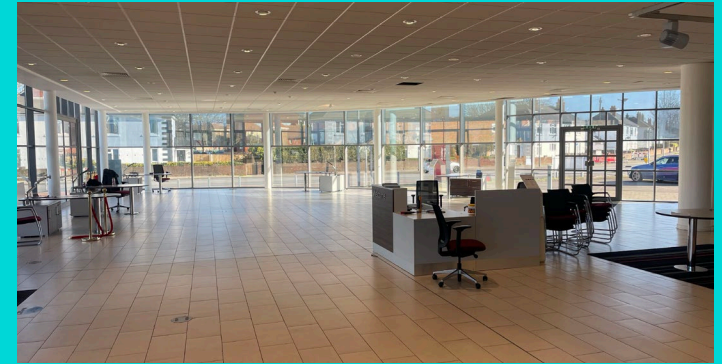
The UBR for 2024/25 is 54.6p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

## Viewing

Strictly via the sole letting agent only.



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