

lot 41

# 152 Commercial Road Portsmouth, Hampshire PO1 1EA

Rent  
**£160,000**  
per annum  
exclusive

### Freehold Retail Investment

- Let to Top Shop/Top Man Properties Limited on a renewed lease
- Rent re-based from £214,500 p.a.x.
- Group company of the tenant in occupation since 1998
- Pedestrianised city centre location
- Opposite Cascades Shopping Centre
- Nearby occupiers include Primark, Marks & Spencer, Boots the Chemist, Debenhams, WH Smith and Wilko



On behalf of  
Insolvency Practitioners  
**Deloitte.**



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**Location**

Miles: 17 miles west of Chichester  
20 miles south-east of Southampton  
Roads: A3, A27, M27  
Rail: Portsmouth & Southsea Railway Station  
Air: Southampton Airport

**Situation**

The property is situated in an excellent trading position on the east side of pedestrianised Commercial Road, in the heart of Portsmouth city centre. The Cascades Shopping Centre is opposite, with tenants including Marks & Spencer, Next, Primark and H&M all represented. Other neighbouring occupiers include Boots the Chemist, Debenhams, Waterstones and Wilko.

**Description**

The property comprises well configured retail accommodation on the ground and part first floors, with ancillary accommodation on the rest of the first floor and the entire second floor. The property benefits from rear access off Paradise Street.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Six Week Completion**

**Note**

This property is being marketed for sale on behalf of Insolvency Practitioners and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Insolvency Practitioners are acting without personal liability.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	283.25 sq m (3,049 sq ft)	<b>TOPSHOP/TOPMAN PROPERTIES LIMITED (1)</b>	5 years from 24/04/2014 on a full repairing and insuring lease	£160,000	23/04/2019
First	Retail/Ancillary	187.01 sq m (2,013 sq ft)				
Second	Ancillary	49.52 sq m (533 sq ft)				
<b>Totals</b>		<b>519.78 sq m (5,595 sq ft)</b>			<b>£160,000</b>	

(1) Topshop was founded in 1964 and now has over 300 stores in the UK alone, with its major flagship store in Oxford Circus, London. Topshop now ships to over 100 countries worldwide. (Source: www.topshop.com)

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**Buyer's Legal Report Service**

**Dentons UKMEA LLP**  
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