



### Key Details

- **Prominent City Centre location fronting Commercial Road**
- **Close to Cascades Shopping Centre with occupiers including Marks & Spencer, Next and H&M**
- **Other nearby occupiers include McDonald's, Sports Direct and Argos**
- **Of interest to Owner Occupiers, Developers and Investors with Change of Use Potential**

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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 on the western side of Commercial Road, Portsmouth's principal retailing thoroughfare. Cascades Shopping Centre, which fronts Commercial Road, is just a short walk away, with occupiers including Marks & Spencer, Next, New Look, and TK Maxx. Other retailers represented on Commercial Road include Boots the Chemist, Debenhams, WH Smith, JD Sports, and River Island. NCP Market Way Car Park is located to the rear of the property and provides car parking for over 500 cars. The bus stops for the northern end of the city centre are situated in close proximity.

### Description

The property comprises a ground floor former nightclub/bar, with ancillary accommodation on the basement and ancillary and former staff accommodation on the first and second floors. To the rear of the property is a small yard area, formerly used as a beer garden.

### Tenure

Freehold.

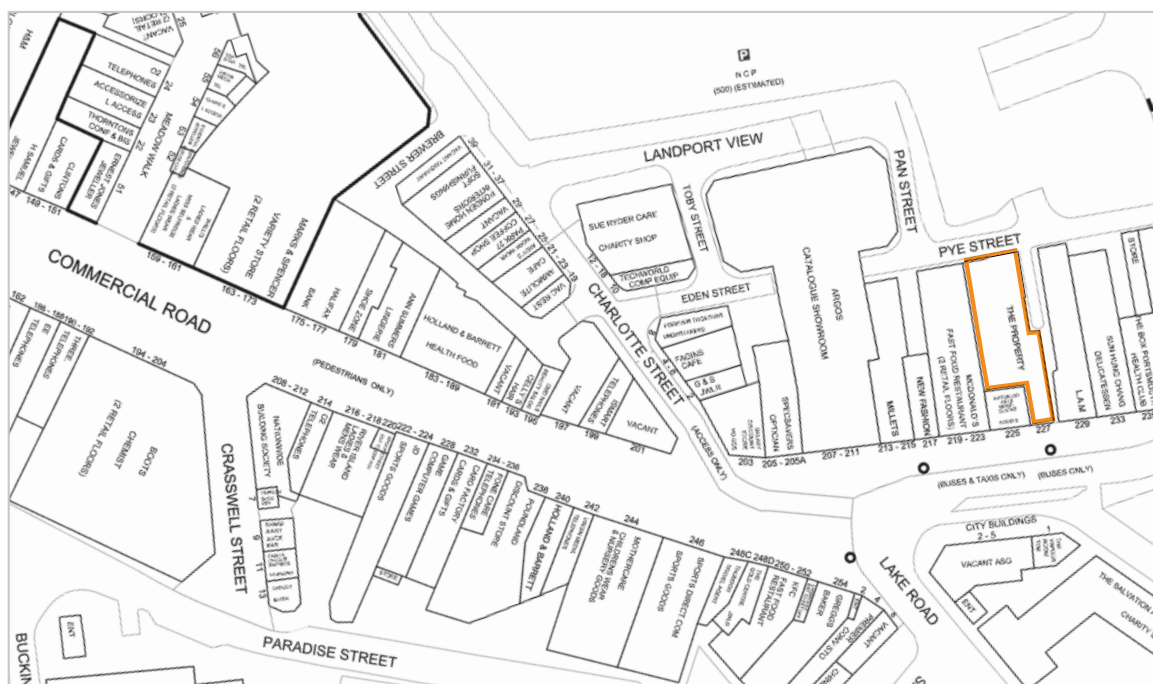
### VAT

VAT is applicable to this lot.

### Six Week Completion

## Tenancy and accommodation

Floor	Use	Total Floor Area (Approx)	Possession
Ground	Nightclub/Bar		
Basement	Ancillary		
First	Nightclub/Former Staff Accommodation (1 bedroom, living room, office, kitchen)	726.00 sq m (7,815 sq ft)	Vacant Possession
Second	Former Staff Accommodation (2 bedrooms, bathroom, store)		
<b>Total</b>		<b>726.00 sq m (7,815 sq ft)</b>	



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### Acuitus

**David Margolis**  
+44 (0)20 7034 4862  
david.margolis@acuitus.co.uk

### Acuitus

**George Watkins**  
+44 (0)20 7034 4861  
george.watkins@acuitus.co.uk

### Joint Auctioneer: Savills

**Paul Breen**  
+44 (0)20 7877 4555  
pbreen@savills.com

### Seller's Solicitors: Charles Russell Speechlys

**Mark White**  
+44 (0)20 7427 6556  
mark.white@crsblaw.com