

Former Pizza Hut

Binnacle Way, Port Solent, Portsmouth, PO6 4FB

COMMERCIAL UNIT TO LET



savills

Premier Inn

LOCATION

The subject property is prominently located fronting Southampton Road (A27), adjacent to the M27 and just north of Port Solent Marina.

Portsmouth is a major commercial centre on the South Coast located 21 miles east of Southampton and 73 miles south west of London. Port Solent is an established 808 berth marina and commercial location located 4 miles north west of Portsmouth city centre. Unrivalled road access being just 1 mile from the M27 (Junction 12) connecting the area with key surrounding commercial towns as well as the national motorway network. Junction 12 of the M27 is a home to a number of large organizations including IBM, Regus, Pall Corporation, Capita, Marriott and Handelsbanken. Port Solent Marina Village to the south also provides a cinema and a multitude of retail outlets and restaurants.

Portchester and Cosham railway stations are approximately 1 mile and 2 miles away respectively and provide regular services to London Waterloo and surrounding towns.

SITUATION

The property is prominently located with Southampton Road (A27) to the north and Binnacle Way to the south. Premier Inn is located directly to the west and PureGym and Decathlon to the east.



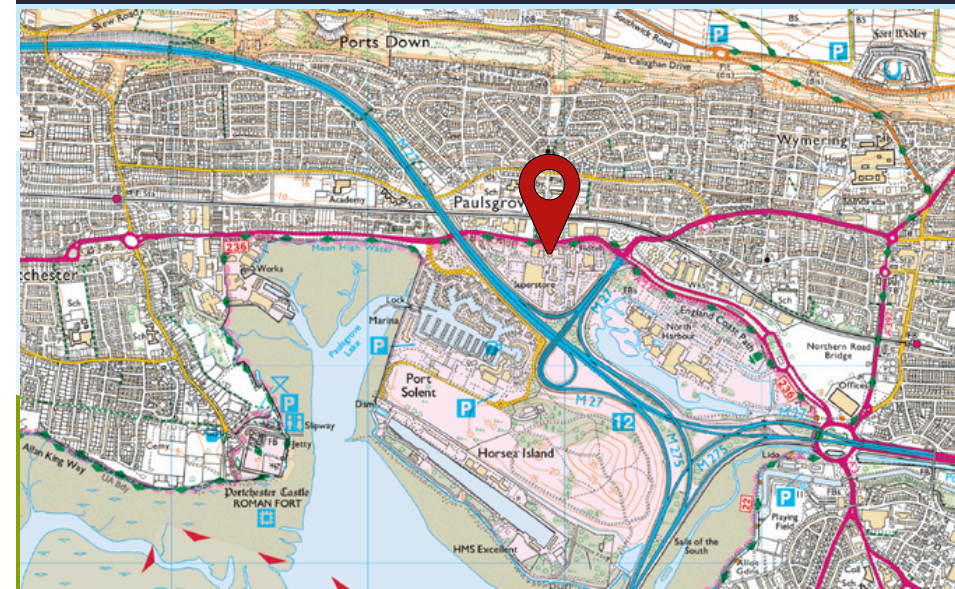
KEY HIGHLIGHTS

- Prominent Former Drive To Leisure Site Available
- Previously let to Pizza Hut
- 0.538 acre (0.218 ha) site
- Unit measures 3,886 sq ft (361 sq m) GIA
- New FRI Lease (Terms to be agreed) Available
- Rental Offers north of £100,000 per annum invited (STC)
- E-class consent - will suit restaurant, café and retail users in the main
- Available as a whole or in part
- STP offers also considered

LOCATION MAP

STREET VIEW

WHAT3WORDS



DESCRIPTION

The property comprises a purpose built standalone single storey (with raised ceiling) building, with brick and steel framed construction and curved metal roof. Internally the restaurant provides an attractive open plan setting to provide in excess of 100 covers.

The site is broadly rectangular in shape and extends to approximately 0.538 acres (0.218 hectares).

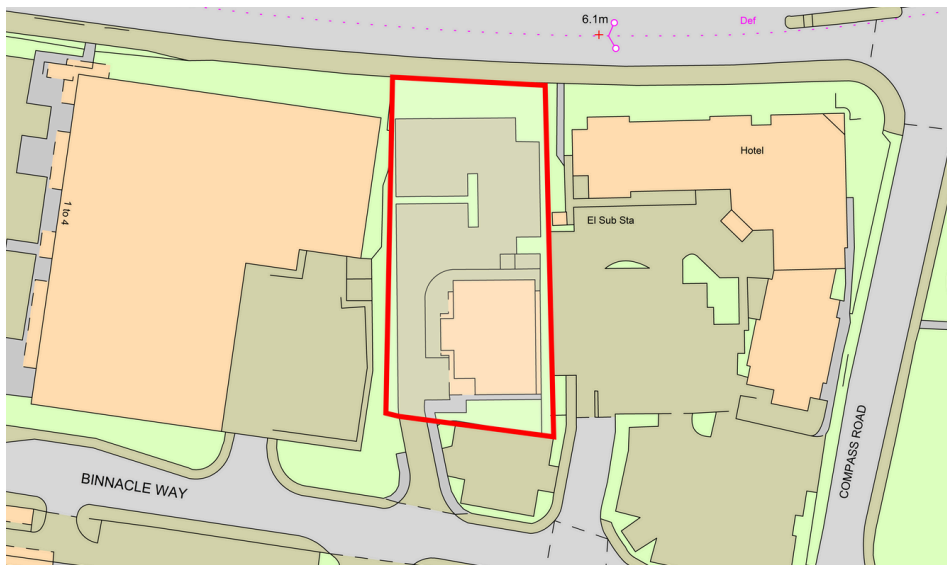
ACCOMMODATION

Our understanding of the accommodation is provided below:-

Areas	Sq. ft	Sq. m
Ground Floor	3,886	359
Total	3,886	359

PLANNING

The property is not listed, nor is it situated in a conservation area. The current use class consent is 'E'-class.



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**BUSINESS RATES**

The property has a 2023 Rateable Value of £104,000.

EPC

The property benefits from an Energy Performance Rating of B31. The EPC will be provided to interested parties upon request.

TENURE

The property is held freehold with vacant possession.

TENANCY

The property is available 'to let' on a new full repairing and insuring lease (term to be agreed).

RENTAL GUIDE

Our client is seeking rental offers in excess of £100,000 per annum.

VAT

The property is elected for VAT and therefore VAT will be payable on the rent.

VIEWING

Formal viewings can be made strictly by appointment with Savills. We kindly request that no approaches are made to staff or the business directly.

AML

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

CONTACT

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