



81b&c London Road
Portsmouth, Hampshire PO2 0BH

TO LET

MODERN RETAIL UNIT

Ground Floor Sales Area 292.2 sq m
(3,145 sq ft)

Key Features:

- Established retail and residential location
- Open plan floor space
- Would suit a variety of uses (stp)
- Busy footfall
- New FRI lease available
- Rent £35,000 pax
- Nearby occupiers include Lidl, Costa Coffee, Greggs and Iceland





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Location

Portsmouth is located approximately 19 miles south east of Southampton and 70 miles south west of London. The city benefits from excellent road communications being situated at the M27/A27 junction, which links to M3 and A3(M) and provides access to London and the wider national motorway network.

The property is located on the eastern side of London Road, close to its junction with Stubbington Avenue in North End. The area is an established retail location and a densely populated suburb of Portsmouth. Nearby occupiers include Lidl, Costa Coffee, Greggs and Iceland.

Accommodation

The property comprises a self-contained retail unit located on the western side of London Road. With rear loading and one parking space.

We have measured and calculate the premises to have the following Net Internal Area (NIA):

Area	Sq M	Sq Ft
Zone A	64.50	694
Zone B	64.50	694
Zone C	64.20	691
Zone D	64.70	696
Remaining	34.30	369
Total NIA	292.20	3.145

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

15 April 2021

EPC

To be confirmed.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £35,000 per annum exclusive.

Business Rates

Rateable Value (2017): £32,250.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT

We understand that the property is elected for VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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www.flude.com



Flude
PROPERTY CONSULTANTS



