



77 London Road  
Portsmouth, Hampshire PO2 0BH

**TO LET**

## MODERN RETAIL UNIT

Ground Floor Sales Area 116.57 sq m  
(1,255 sq ft)

### Key Features:

- Established retail and residential location
- Open plan floor space
- Large first floor storage area or extra sales area
- Would suit a variety of uses (stp)
- Busy footfall
- New EFRI lease available
- Rent £27,500 pax
- Nearby occupiers include Lidl, Costa Coffee, Greggs and Sainsbury's





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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 Sainsbury's.

## Accommodation

The property comprises a self contained ground and first floor retail unit which provides open plan retail, together with storage, kitchen and WC facilities to the rear. Externally, there is a shared area for commercial refuse.

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

|                    |                    |                    |
|--------------------|--------------------|--------------------|
| Zone A             | 40.64 sq m         | 437 sq ft          |
| Zone B             | 45.32 sq m         | 488 sq ft          |
| Zone C             | 30.61 sq m         | 330 sq ft          |
| <b>Total Sales</b> | <b>116.57 sq m</b> | <b>1,255 sq ft</b> |
| Storage            | 9.73 sq m          | 105 sq ft          |
| First Floor        | 116.08 sq m        | 1,250 sq ft        |
| <b>Total NIA</b>   | <b>242.38 sq m</b> | <b>2,609 sq ft</b> |

## EPC

We understand the property has an EPC rating of D(78).

## 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 £27,500 per annum exclusive**.

## Planning

We understand that the premises benefit from Class A1/ A2 use within the Use Classes Order 1987 (as amended).

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.

## Business Rates

Rateable Value (2017): £21,750.

Following the Government's 2018 Autumn Budget, from April 2019 for the remaining 2 years of the current Rating List, all occupiers of retail units with a Rateable Value below £51,000 (including £50,500 but excluding £51,000), will receive a discount of 1/3 from their rates bill, subject to State Aid Limits (€200,000).

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

## VAT

We understand that the property is elected for VAT.

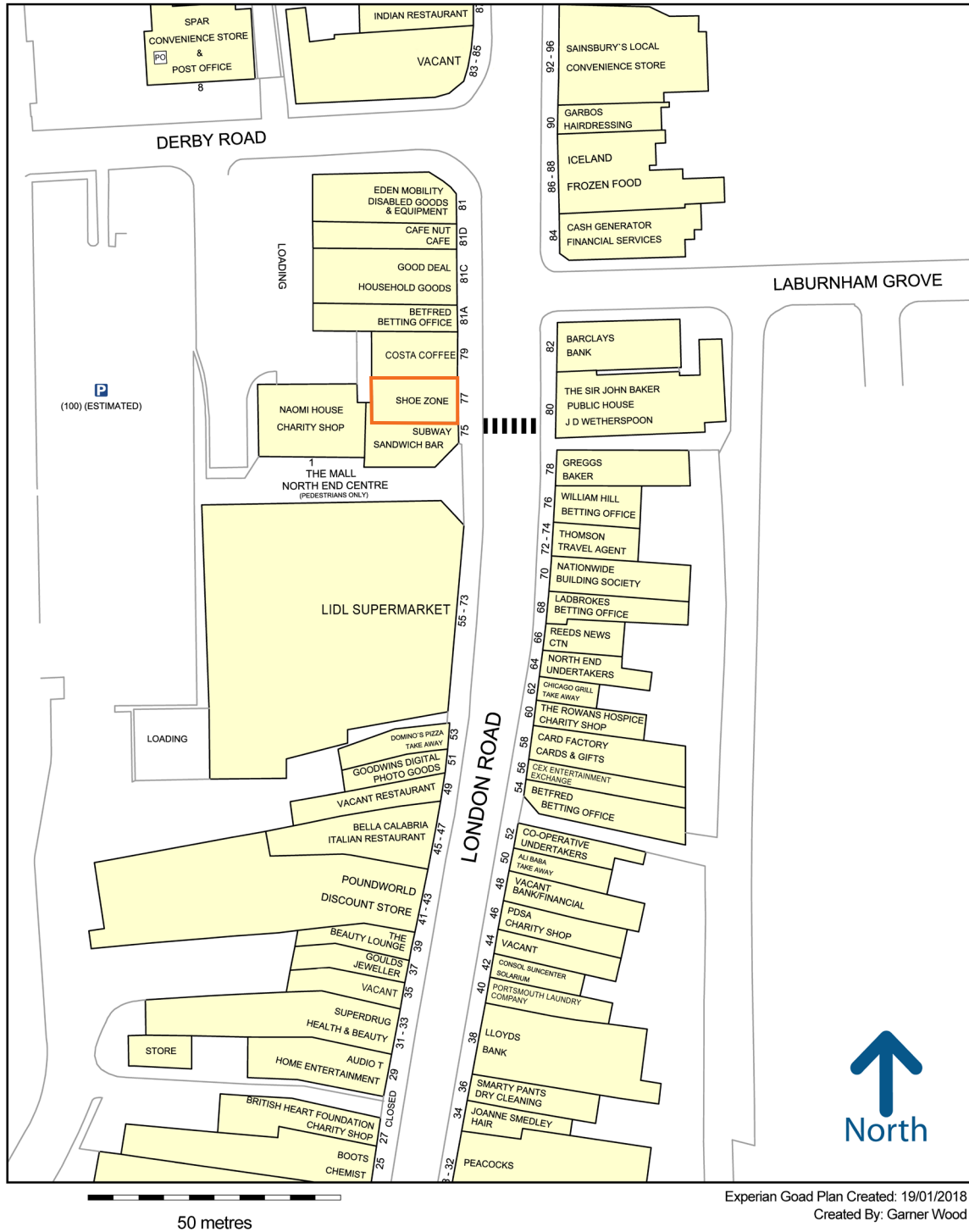
## Legal Fees

Each party to bear their own legal costs incurred.



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## GOAD Plan



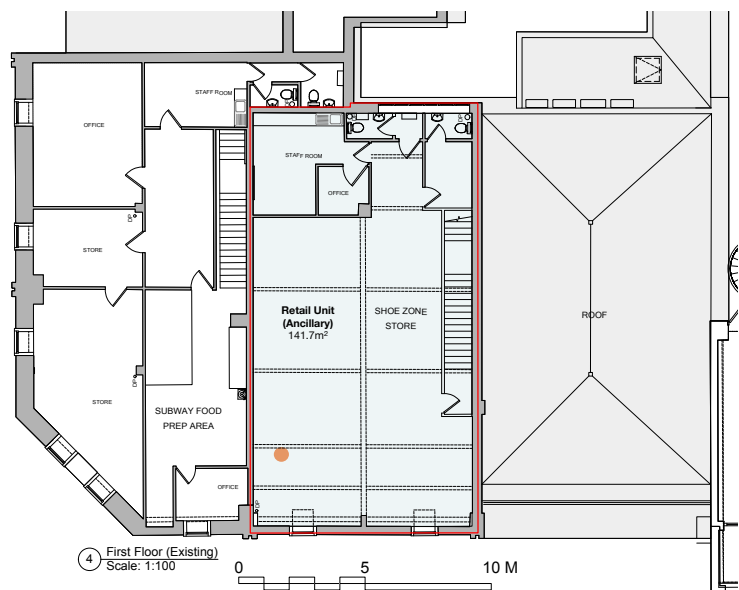
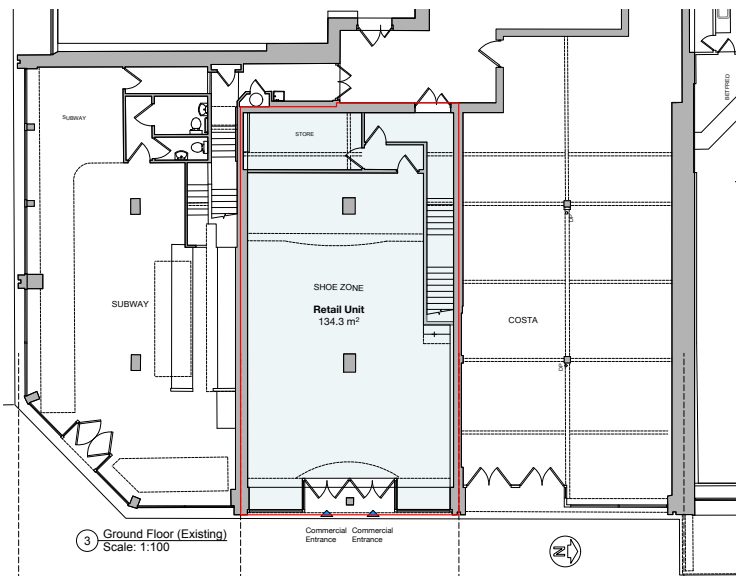
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## Floor Plans



**For identification purposes only.**

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.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

**George Cook**  
[g.cook@flude.com](mailto:g.cook@flude.com)  
023 9262 9006  
[www.flude.com](http://www.flude.com)

**Sebastian Martin**  
[s.martin@flude.com](mailto:s.martin@flude.com)  
023 9262 9007



**Flude**  
PROPERTY CONSULTANTS

15 October 2020



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