



71 Osborne Road
Southsea PO5 3LS

TO LET

WELL LOCATED RESTAURANT/ CAFE WITH TAKEAWAY

NIA 165 sq m (1,780 sq ft)

Key Features:

- Central location within Southsea
- Thriving retail and leisure destination
- Forms part of a Character building
- Parking and rear loading
- Planning permission has been granted for Class E(b) (Restaurant/Cafe with takeaway)
- Requires a tenant to complete a full fit out
- Rent £30,000 pax
- New FRI lease available, subject to vacant possession
- Nearby occupiers include Fox and Sons Estate Agents, Southsea Coffee, NatWest and Andre's Food Bar





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Location

Osborne Road, Palmerston Road and Marmion Road form the main commercial centre of Southsea. The area is a popular, established retail and leisure destination, with national and independent occupiers in the vicinity including Wetherspoons, Waitrose, Tesco, Natwest and Sainsburys.

The property is situated on the northern side of Osborne Road, on its junction with Portland Road, and a short walk away from the seafront.

Nearby by occupiers include Fox and Sons Estate Agents, Southsea Coffee, NatWest and Andre's Food Bar.

Accommodation

The property is a highly visible and prominently positioned corner unit arranged over ground floor level with rear loading and parking.

The property has an approximate NIA of 165.4 sq m (1,780 sq ft).

EPC

We understand the property to have an EPC rating of C (28).

Legal Fees

Each party to bear their own legal costs incurred.

Planning

Planning permission has been granted for Class E(b) (Restaurant/Cafe with takeaway) including installation of extraction duct (resubmission of 20/01473/FUL).

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 £30,000 per annum exclusive, subject to vacant possession.

Business Rates

Rateable Value (2017): £23,000.

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 not elected for VAT.

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:

Alice Masterman

a.masterman@flude.com

023 9262 9006

www.flude.com



Flude
PROPERTY CONSULTANTS

11 May 2022

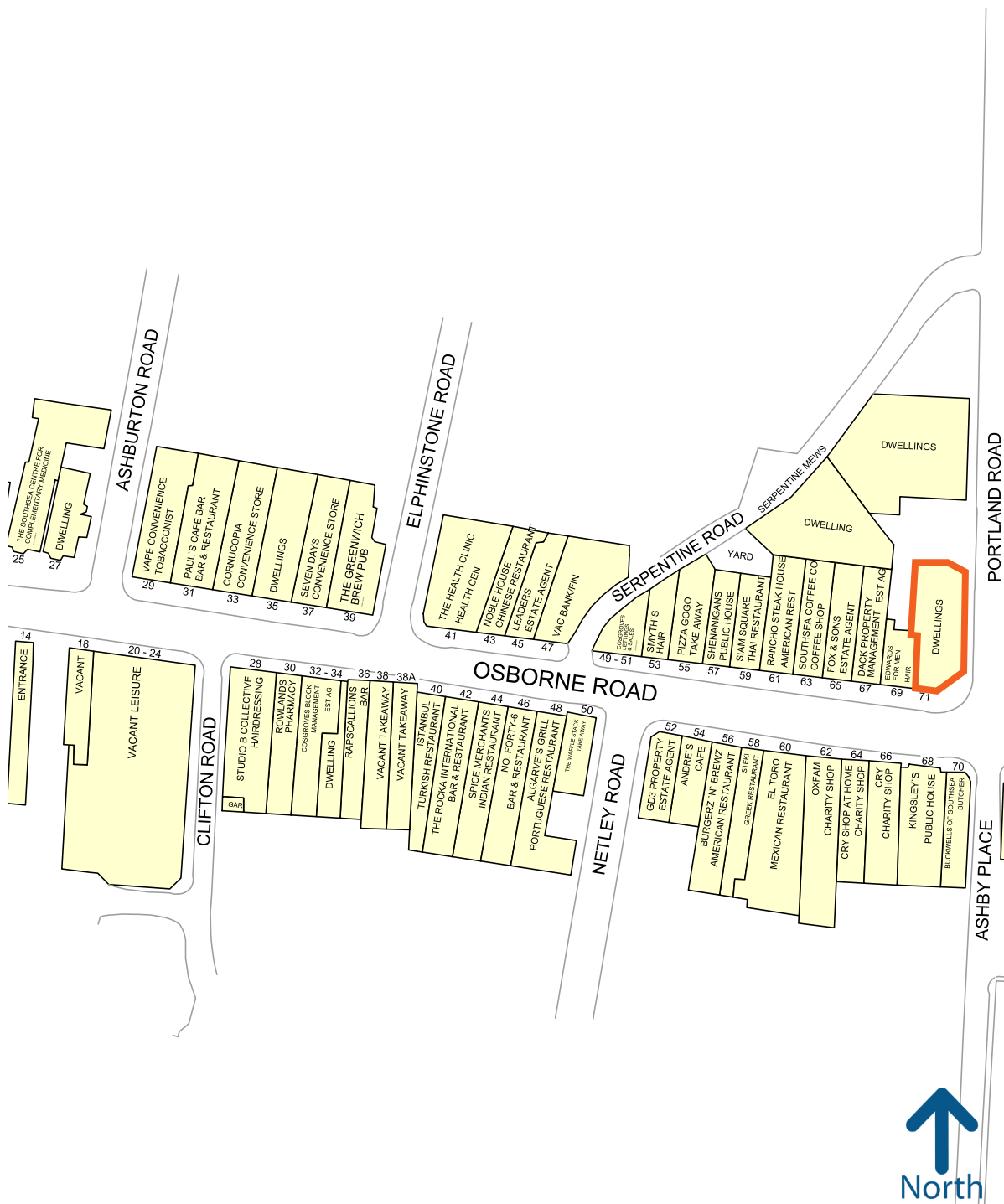


OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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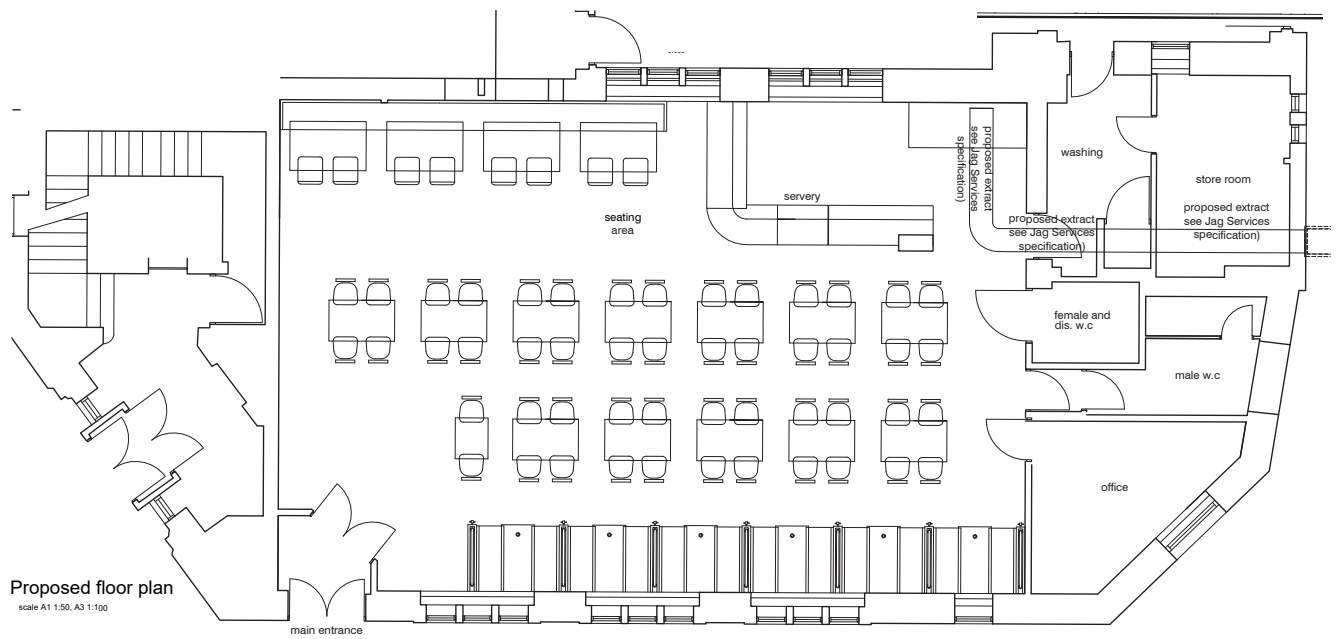
GOAD Map





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Floor Plans



For identification purposes only.