



**18-20 Palmerston Road**  
Southsea, Hampshire, PO5 3QH

**TO LET**

## DOUBLE FRONTED CLASS E PREMISES

Sales Area - 198.90 sq m (2,141 sq ft)

### Key Features:

- Central location in Southsea
- Thriving retail and leisure destination
- Open plan sales area
- Ancillary space 1,931 sq ft
- Public car parking nearby
- New EFRI lease available
- Rent on application
- Variety of national and independent occupiers in the vicinity
- Nearby by occupiers include Boots, Holland and Barrett, Greggs, Tesco Express, New Look, Costa and WH Smiths





18-20 Palmerston Road  
Southsea, Hampshire, PO5 3QH

## Retail and Leisure Southsea

Southsea is a vibrant and popular area in Portsmouth providing a central town location by the seafront and Southsea common. Osborne Road, Palmerston Road and Marmion Road form the main commercial areas with pedestrianised streets and ease of accessibility. Albert Road and Elm Grove are within walking distance which feature independent eateries and bars. Palmerston Road hosts the 'Love Southsea Markets' once a month which helps new businesses and attracts tourists and shoppers to the area. Southsea hosts Victorious Festival every August bank holiday and food festivals throughout the year which helps put the area on the map as a sought after destination for retail and leisure."

## Location

The property is situated on the western side of Palmerston Road which is fully pedestrianised. There is also a public car park near the property.

Nearby by occupiers include Boots, Holland and Barrett, Greggs, Tesco Express, New Look, Costa and WH Smiths.

## Accommodation

The premises comprises of a double fronted unit providing open plan sales area. The first floor provides storage space, toilets, staff room and office space.

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq M	Sq Ft
Ground Floor Sales Area	198.90	2,141
First Floor Ancillary	179.4	1,931
<b>Total</b>	<b>378.29</b>	<b>4.072</b>

Plans available upon request.

## EPC

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

## 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

Lease and rent terms available on application.

## Business Rates

Rateable Value (2017)	£65,500
Rates payable pa (2022/23)	£33,536
Rates payable pa (2022/23) after Retail, Hospitality and Leisure Discount (50%)*	£16,768

\* Subject to annual cash cap of £110,000 (2022/23) per business and qualifying use. Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

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 the property is registered for VAT.

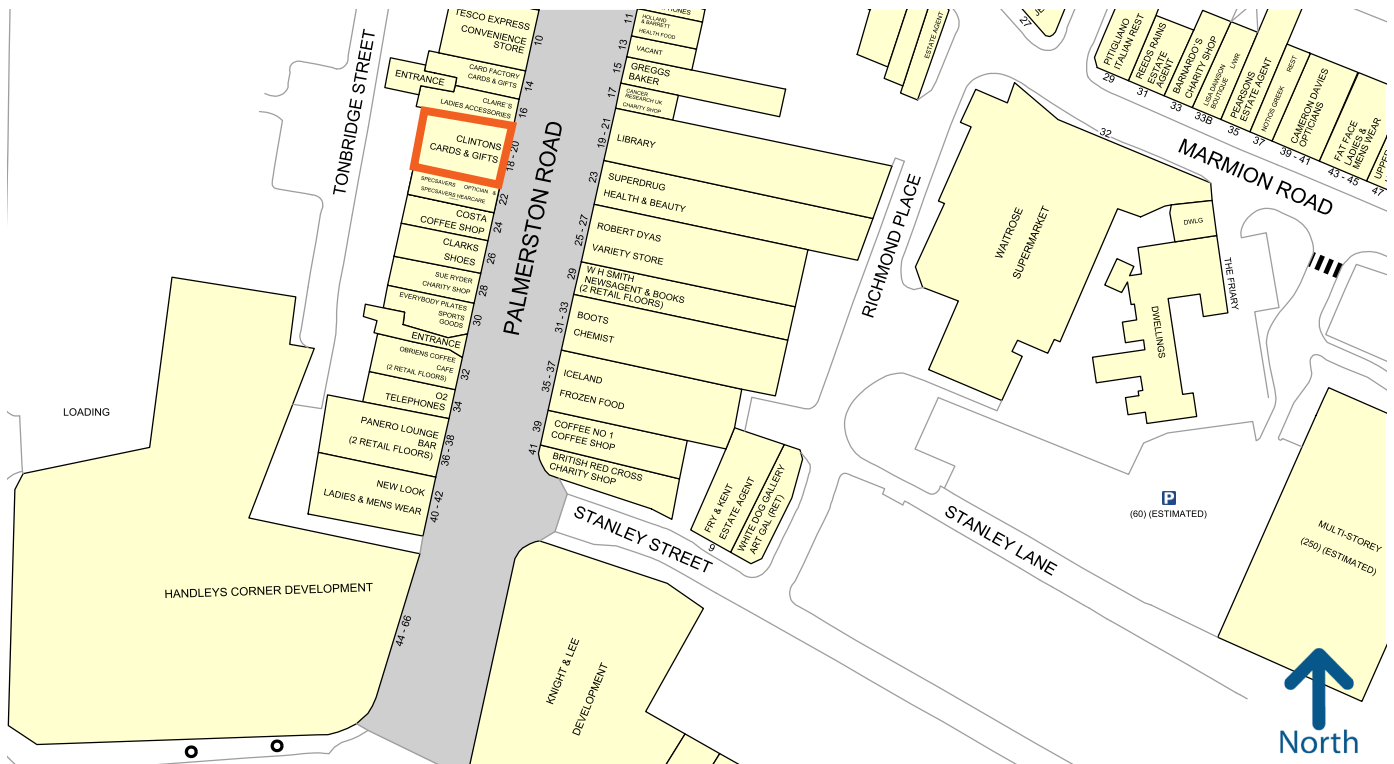
## Legal Fees

Each party to bear their own legal costs incurred.



18-20 Palmerston Road  
Southsea, Hampshire, PO5 3QH

## GOAD Map



Handleys Corner and Knight & Lee are two mixed-use redevelopment sites, which will transform Palmerston Road. Proposals include additional Retail, Leisure, Residential, Hotel, Gym and Cinema uses. The two developments will help define the central hub of Southsea bringing with it the revitalisation of the high street most cities need.

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 joint sole agents Flude Property Consultants and Joint Agent Company:

**Alice Masterman**  
[a.masterman@flude.com](mailto:a.masterman@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

**Alan Elstob**  
[alan@aerpc.com](mailto:alan@aerpc.com)  
07771 954097



22 April 2022



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH