



14 London Road  
Portsmouth, Hampshire PO2 0LH

**TO LET**

## CLASS E PREMISES

Sales Area 92.23 sq m (993 sq ft)

### Key Features:

- Situated in established retail and residential location
- Open plan floor space
- Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses
- Convenient access to the M27
- First floor storage 555 sq ft
- Rent £16,500 pax
- New FRI lease available, subject to vacant possession
- Nearby occupiers include Specsavers, Aldi, Lidl, Barnardo's, and Peacocks





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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.

Nearby occupiers include Specsavers, Aldi, Lidl, Barnardo's, and Peacocks.

## Accommodation

The property comprises a self-contained retail unit with open plan sales area on the ground floor and first floor storage.

| Area        | Sq Ft | Sq M  |
|-------------|-------|-------|
| Sales Area  | 993   | 92.23 |
| First Floor | 555   | 51.57 |
| Total       | 1,548 | 143.8 |

## Business Rates

Rateable Value (2017): £13,250.

The occupier may be entitled to some Small Business Rate relief, which can range from 92% to 8%.

In addition, following the Government's latest budget, all occupied retail, hospitality & leisure properties receive a 40% discount from 1st April 2025 until 31st March 2026. Subject to annual cash cap of £110,000 per business and qualifying use.

## EPC

We understand the property has an EPC rating of D.

## 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 of 10 year leases with a five year break option and open market rent review (upward only) at a commencing rent of £16,500 per annum exclusive. The landlord requires a six month rent deposit and personal guarantor.

## VAT

The property is not registered for VAT.

## Legal Fees

The tenant will be responsible for their own legal costs and a contribution towards the landlords legal fees will be required of £1,250 plus 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.

March 2025

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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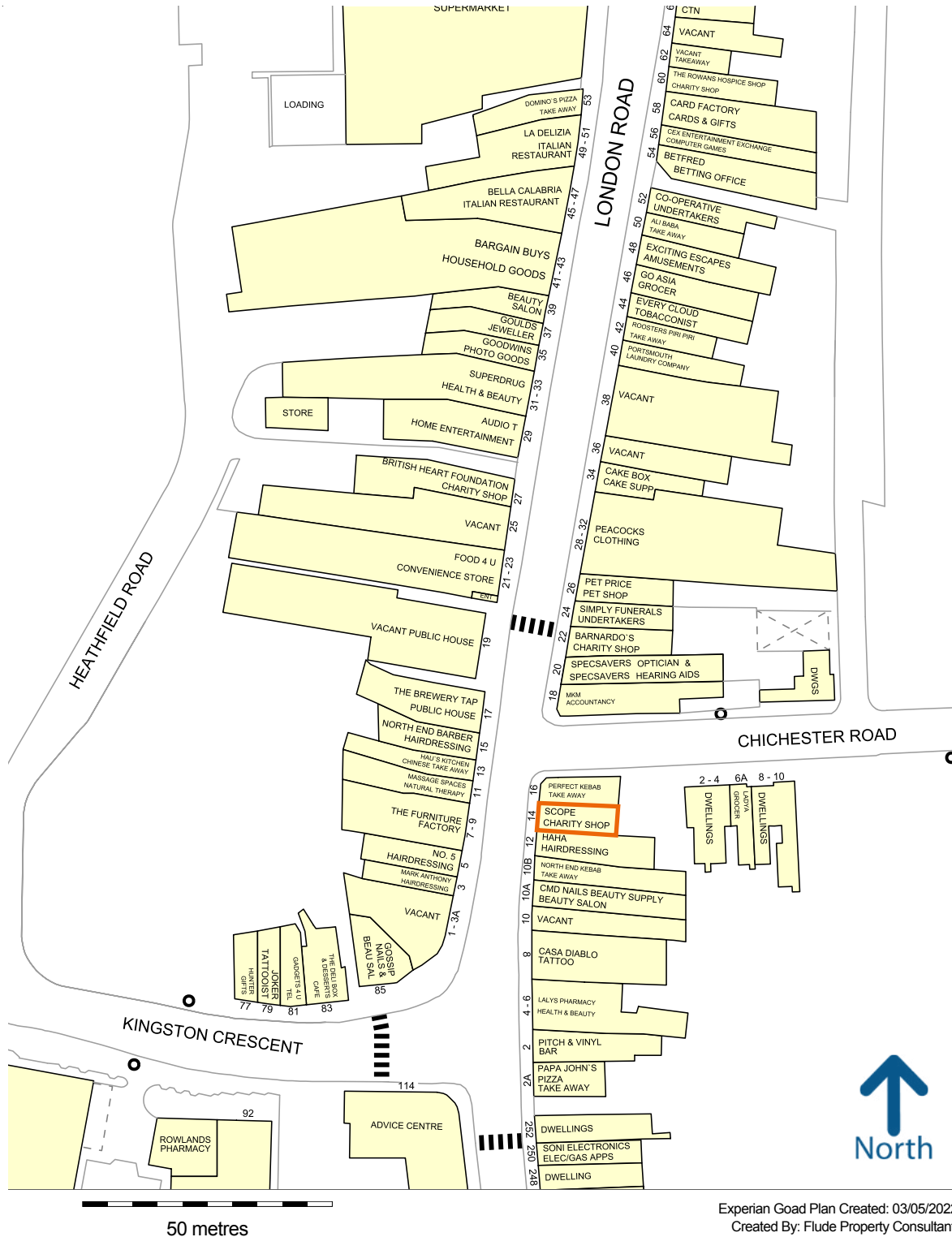
023 9262 9006





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## GOAD Map



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Created By: Flude Property Consultants

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