



TO LET

4-8 Guildhall Walk
Portsmouth, PO1 2DD



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Key Features

- Central location within Portsmouth
- Located in the centre of the university quarter
- Ground floor trading 2,764 sq ft
- First floor trading 1,777 sq ft
- Fully fitted kitchen
- Historic premises license until 4am on Friday and Saturday
- New FRI lease available, subject to vacant possession
- Rent £60,000 pax
- Nearby leisure include The Isambard Kingdom Brunel, Yates, The Astoria and Brewhouse & Kitchen



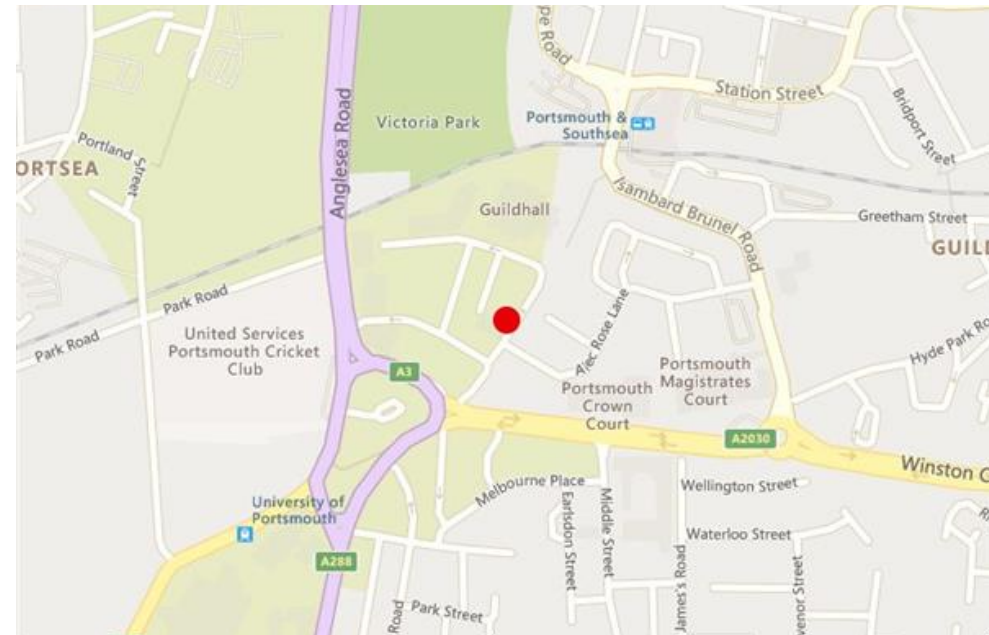


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Location & Situation

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 situated on the western side of Guildhall Walk, which is walking distance to Portsmouth & Southsea train station. Guildhall Walk is an established part of the city's University quarter, centrally located for campus buildings and student accommodation. The property is surrounded by a range of leisure operators including The Isambard Kingdom Brunel, Yates, The Astoria and Brewhouse & Kitchen.





Description & Accommodation

The property comprises a substantial and prominently positioned Grade II Listed building, arranged over three storeys together with a basement level. The accommodation is currently configured to operate as a licensed night-time venue, with ancillary residential accommodation situated on the uppermost floor, presently utilised as owner's quarters.

Given its scale, layout and prominent town-centre location, the premises would lend themselves well to a range of alternative uses, subject to the necessary consents. These may include, but are not limited to, public house, bar, restaurant or other hospitality-related uses.

The property has the following approximate floor areas:

Area	Sq Ft	Sq M
Ground Floor Trading	2,764	256.78
First Floor Trading	1,777	165.08
Second Floor	1,381	128.29
Basement	1,108	102.93
Total	7,030	653.09





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Rateable Value

Rateable Value (2023): £44,000
£12,750 (First Floor)

EPC

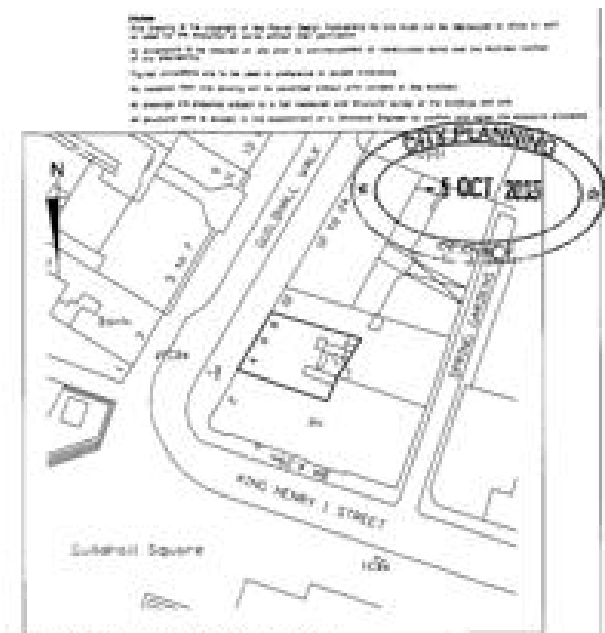
We understand the property to have an EPC rating of C (71).

Planning

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

The property historically benefits from a late Premises Licence until 2am on Sunday - Thursday and until 4am Friday - Saturday. Further information available on request.





LOCATION PLAN (A1: 1:500; A3: 1:1000)



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



Portsmouth - Central



GOAD PLAN For identification purposes only.



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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 £60,000 per annum exclusive. The landlord requires a six month rent deposit and personal guarantor.

Legal Fees

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

VAT

We understand the property is registered for VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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07800562509

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.

3 June 2025

