



FOR SALE

29 London Road
Portsmouth, Hampshire, PO2 0BH



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Key Features

- Portsmouth is a major south coast city
- Well-established retail destination within a densely populated suburban district
- Substantial property with future development potential
- Rear access for loading and servicing / three car parking spaces
- Currently let to Audio T Limited until June 2031 at £27,500 pax
- OIEO £305,000
- Nearby occupiers include national and regional retailers such as Lidl, Iceland, Poundland, Costa and Greggs, contributing to a vibrant local trading environment



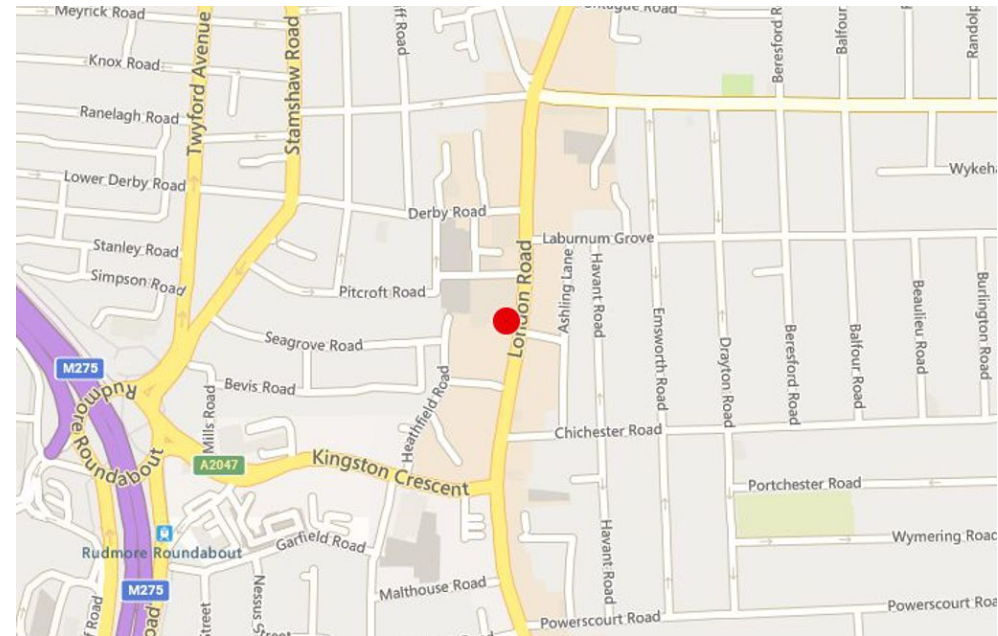


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Location & Situation

Portsmouth is a major south coast city. The city enjoys excellent road connectivity, being positioned at the junction of the M27 and A27. The subject property is situated on the eastern side of London Road, in the North End area of Portsmouth. This is a well-established retail destination within a densely populated suburban district.

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Description & Accommodation

The subject property comprises a single-storey, end-of-terrace retail unit of traditional construction. Internally, the accommodation is configured to provide an open-plan lock-up shop with roller shutter security to the frontage, together with ancillary staff and storage areas situated towards the rear.

Externally, the demise benefits from three designated off-road car parking spaces located to the rear of the premises.

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

Area	Sq Ft	Sq M
Ground Floor	2,203	204.66
Total	2,203	204.66





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Rateable Value

Rateable Value (2023): £26,000.

EPC

We understand the property has an EPC rating of B-41.

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.





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Tenancy

The entire property is let to Audio T Limited on a 10-year lease commencing 25th June 2021. The lease includes a tenant-only break option in June 2027 and a rent review in June 2026. The current rent is £27,500 per annum exclusive (pax). The lease is on full repairing and insuring (FRI) terms.

Covenant

Audio T is the UK's largest independent specialist retailer of high-fidelity audio and home cinema equipment. Established in 1966, the company has built a longstanding reputation for technical expertise and customer service, underpinned by over five decades of industry experience.

Operating from a network of ten physical retail outlets across England and Wales, Audio T maintains a strong high street presence while also catering to a nationwide client base through its online platform. The Portsmouth branch-situated within the subject premises-forms part of this strategic portfolio and serves as a regional hub for high-quality audio-visual products and personalised customer consultation.

Further information can be found at: <https://audiot.co.uk/audiot-portsmouth>

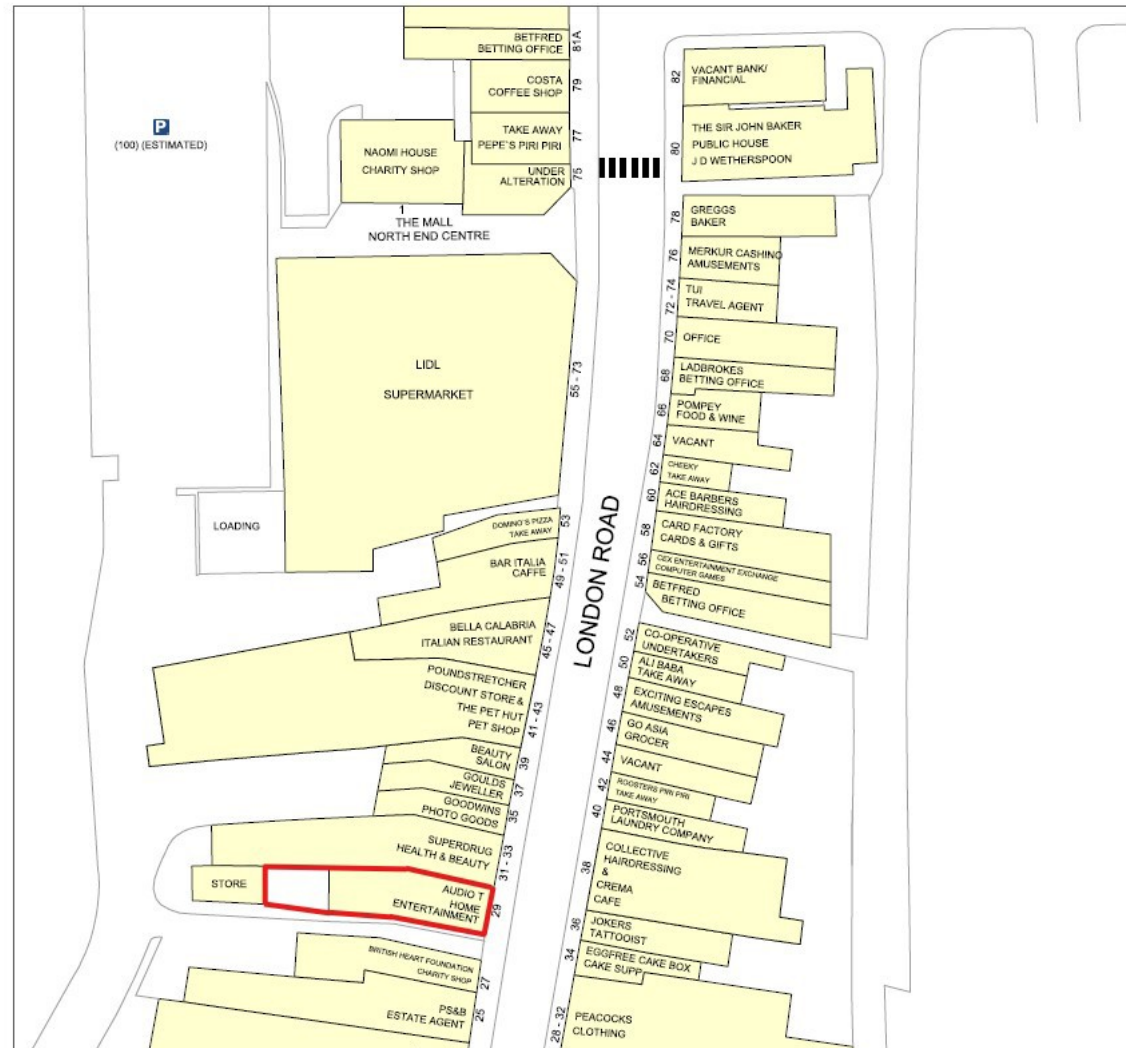




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Portsmouth - London Road



GOAD PLAN For identification purposes only.



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Terms

We have been instructed to market the freehold interest, subject to the existing tenancy and contract, at offers in excess of £305,000.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand that the property is not elected for VAT.

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

Please contact the sole agents Flude Property Consultants:

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07800 562509

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.

10 June 2025

