



61 Osborne Road
Southsea, Hampshire, PO5 3LS

TO LET

Established Restaurant Location Sales Area - 969 sq ft

Key Features:

- Central location within Southsea
- Thriving retail and leisure destination
- Commercial kitchen with existing extraction
- Open-plan dining area with approximately 52 covers
- The occupier may be entitled to 100% Small Business Rate relief
- New FRI lease, subject to vacant possession
- Rent £32,500 pax
- Premium sought for fixture and fittings
- Occupiers in the vicinity including Waitrose, Queens Hotel, Southsea Coffee, Rapscallions and Rocka





61 Osborne Road
Southsea, Hampshire, PO5 3LS

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 Waitrose, Queens Hotel, Southsea Coffee, Rapsallions and Rocka.

Description

The property comprises a ground floor restaurant premises arranged to provide an open-plan dining area with approximately 52 covers, a bar, a fully fitted commercial kitchen to the rear, and customer WC facilities. Additionally, there is a basement storage area accessed via a trap door.

Accommodation

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

Area	Sq Ft	Sq M
Ground Floor - Sales Area	969	90.02
Basement	634	58.9
Total	1,603	148.92

EPC

We understand the property has an EPC rating of B-50.

VAT

We understand that the property is not elected for VAT.

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.

The property also benefits from a premises licence.

Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease, subject to vacant possession, 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 £32,500 per annum exclusive. The landlord requires a six month rent deposit and personal guarantor.

A premium is sought for the fixtures and fittings. Further details on request.

Business Rates

Rateable Value (2023): £11,500.

The occupier may be entitled to 100% Small Business Rate relief.

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.

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.

16 June 2025

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Sebastian Martin
s.martin@flude.com
07800 562509
www.flude.com



Flude
PROPERTY CONSULTANTS





61 Osborne Road
Southsea, Hampshire, PO5 3LS

GOAD Map

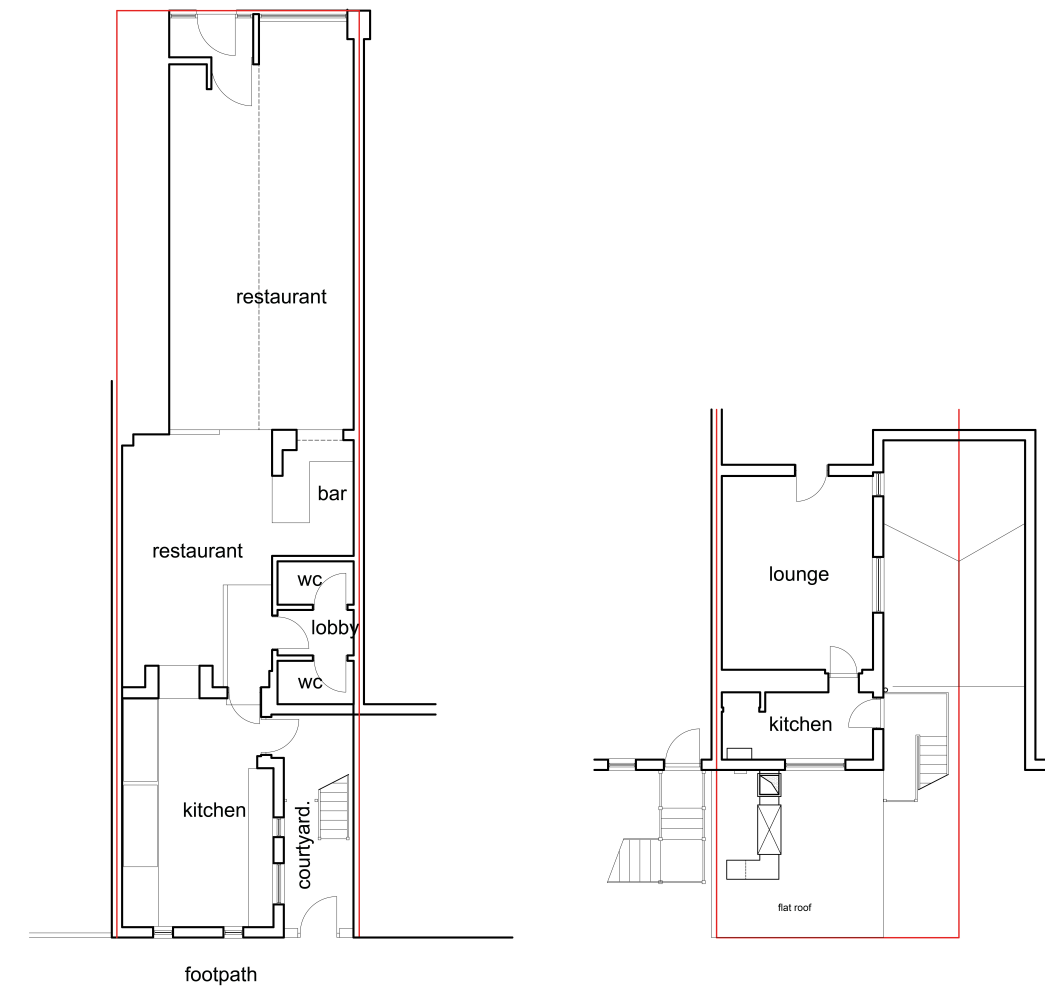


For identification purposes only.



61 Osborne Road
Southsea, Hampshire, PO5 3LS

Floor Plan



For identification purposes only.