



22 London Road  
Portsmouth, Hampshire, PO2 0LN

**TO LET**

## Well Located Class E Premises Total NIA - 1,090 sq ft

### Key Features:

- Well-established retail destination within a densely populated suburban district
- Convenient access to the M27
- Open plan floor space
- Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses
- New FRI lease available, subject to vacant possession
- Rent £18,500 pax
- Nearby occupiers include Specsavers, Aldi, Lidl and Peacocks
- No VAT





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## Location

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.

## Description

The subject property comprises a self-contained ground floor retail unit providing an open-plan sales area with a WC and kitchenette to the rear.

## Accommodation

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

Area	Sq Ft	Sq M
Sales Area	1,090	101.26
Total	1,090	101.26

## EPC

We understand the property has an EPC rating of D - 94

## Planning

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 to be agreed at a commencing rent of £18,500 per annum exclusive.

## Business Rates

Rateable Value (2023): £15,500.

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.

## VAT

We understand that the property is not elected for VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

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.

19 September 2025

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Sebastian Martin  
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www.flude.com

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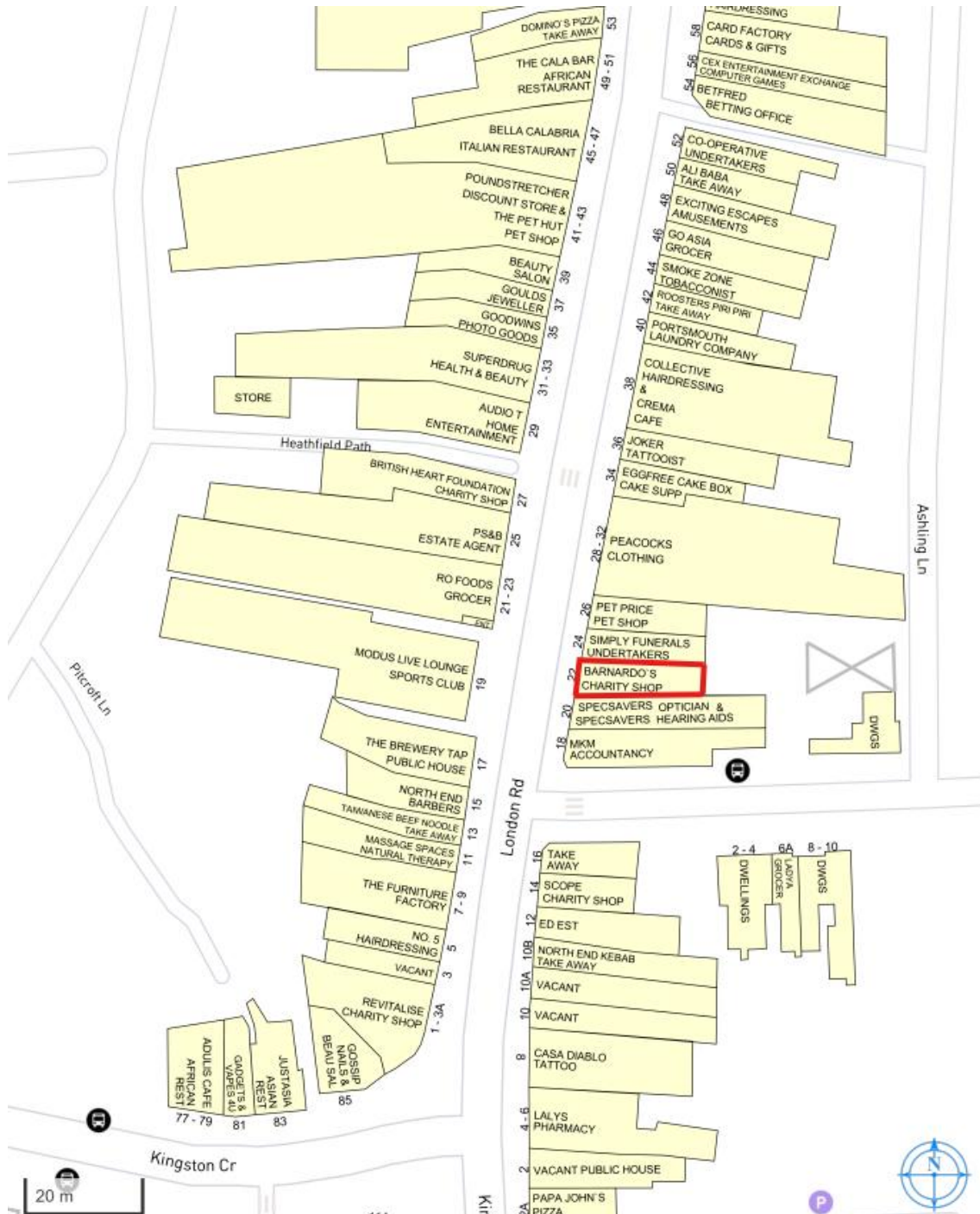
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## GOAD Map

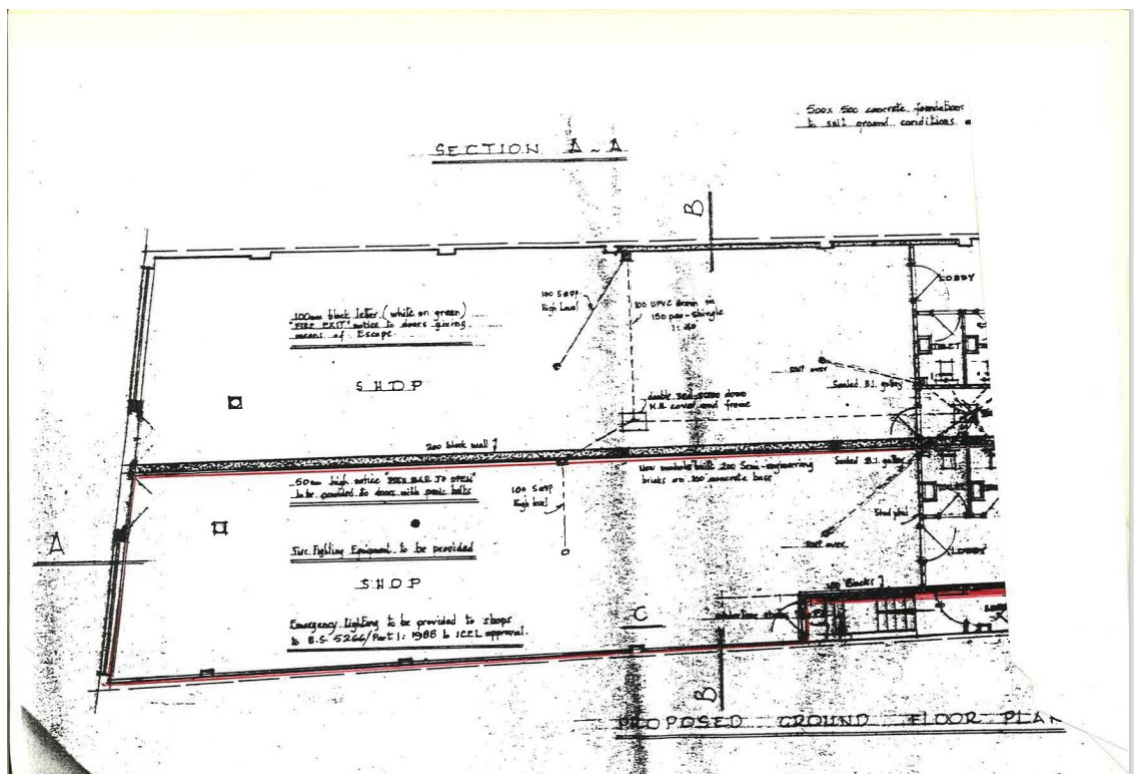


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## Floor Plan



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