



51 Albert Road
Southsea, Hampshire, PO5 2SF

TO LET

Class E Premises
Sales Areas: 806 sq ft

Key Features:

- Southsea is vibrant and well-established
- Albert Road is a diverse commercial thoroughfare
- Open plan retail space
- Ancillary: 29 sq ft
- The occupier may be entitled to 100% Small Business Rate relief.
- Rent £16,500 pax
- New effectively FRI lease available
- Occupiers on Albert Road include The Kings Theatre Wine Vaults, Porters, Lord John Russell, Bored of Southsea and Gin and Olive





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Location

Southsea is a vibrant and well-established coastal district situated within the city of Portsmouth, Hampshire.

Albert Road serves as one of Southsea's principal thoroughfares and is a key commercial artery, linking the seafront with the wider Portsmouth area. The road is characterised by a diverse range of occupiers including national operators, independent traders, and a lively evening and night-time economy, underpinned by several public houses, bars, and entertainment venues, including the well-known Kings Theatre.

Description

The premises comprises a ground floor retail unit with ancillary, kitchenette and a WC to the rear. Additionally, there is small, private outdoor patio at the rear of the unit.

Accommodation

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

Area	Sq Ft	Sq M
Sales area	806	74.88
Ancillary	29	2.69
Total	835	77.57

EPC

To be confirmed.

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.

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 £16,500 per annum exclusive.

The building insurance is £491 per annum, shared equally with the owner of the flat above.

Business Rates

Rateable Value (2023): £8,900

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

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.

15 October 2025

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

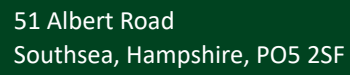
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Flude
PROPERTY CONSULTANTS





GOAD Map

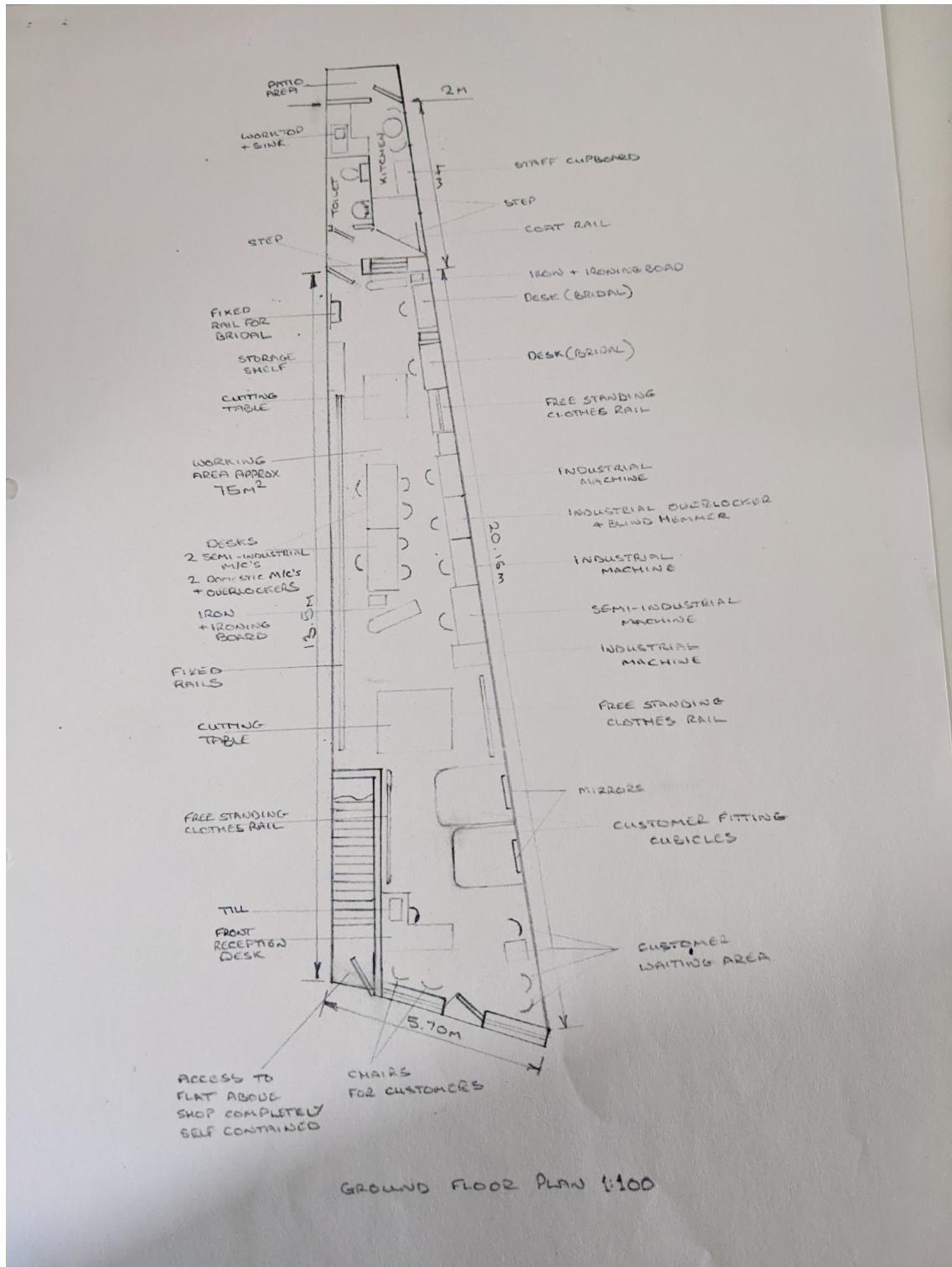


For identification purposes only.



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Floor Plan



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