



97 Commercial Road  
Portsmouth, Hampshire, PO1 1BQ

**TO LET**

## Well Located Class E Premises Sales Area: 2,641 sq ft

### Key Features:

- Well located within busy shopping area
- Central position close to public car parks, bus and rail stations
- Large student population within area
- Open plan sales area
- Substantial basement storage of 3,800 sq ft
- Rent £90,000 pax
- New effectively FRI lease available
- Nearby occupiers include Santander, Natwest, Greggs and Sainsburys





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## Location

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 Commercial Road, which is one of the main shopping areas within the city. Nearby occupiers include Santander Building Society, Natwest, Greggs and Sainsburys.

## Description

The premises comprises a large, self-contained retail unit arranged over ground floor and basement level.

## Accommodation

We understand the premises to have the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground Floor Sales Area	2,641	245.35
Basement	3,800	353.02
Total	6,441	598.37

## EPC

Instructed.

## 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 £90,000 per annum exclusive.

## Business Rates

Rateable Value (2023): £47,750

Future Rateable Value (2026): £44,750

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

Rents and prices are quoted exclusive of, but may be subject to 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.

12 December 2025

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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**Flude**  
PROPERTY CONSULTANTS



## GOAD Map

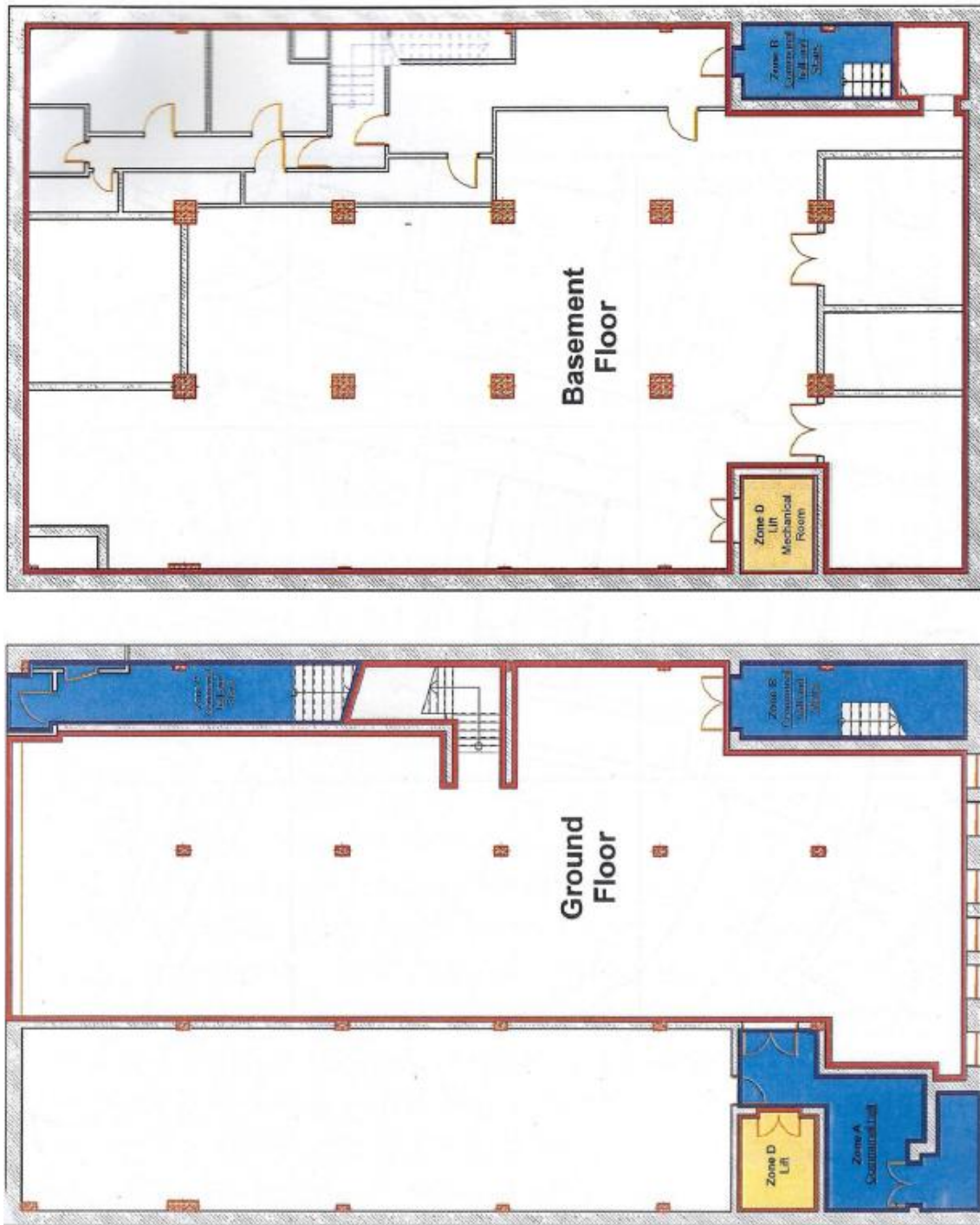


For identification purposes only.



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## Floor Plan



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