



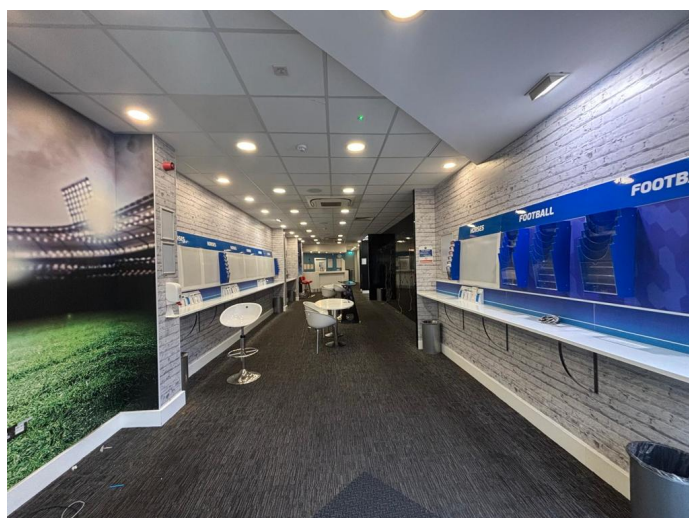
54 London Road  
Portsmouth, Hampshire, PO2 0LN

**TO LET**

## Prominent Corner Position Sales Area -1,331 sq ft

### Key Features:

- Well-established retail destination within a densely populated suburban district
- High footfall location
- Open plan retail space
- Suitable of a variety of uses (stp)
- Rent £22,500 per annum
- New effective full repairing and insuring lease
- Nearby occupiers include national and regional retailers such as Lidl, Iceland, Savers, Costa and Greggs, contributing to a vibrant local trading environment.





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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.

## Description

The subject premises occupies a prominent corner position and comprises a ground floor retail unit providing an open-plan sales area, with a WC located to the rear.

## Accommodation

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

Area	Sq Ft	Sq M
Sales Area	1,331	123.65
Total	1,331	123.65

## EPC

We understand the property has an EPC rating of D (expiry date - 28 August 2026)

## 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 £22,500 per annum exclusive.

The building insurance is around £750 per annum. No running service charge.

## Business Rates

Rateable Value (2023): £15,000

Future Rateable Value (2026): £15,250

## VAT

We understand the property is registered 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.

22 December 2025

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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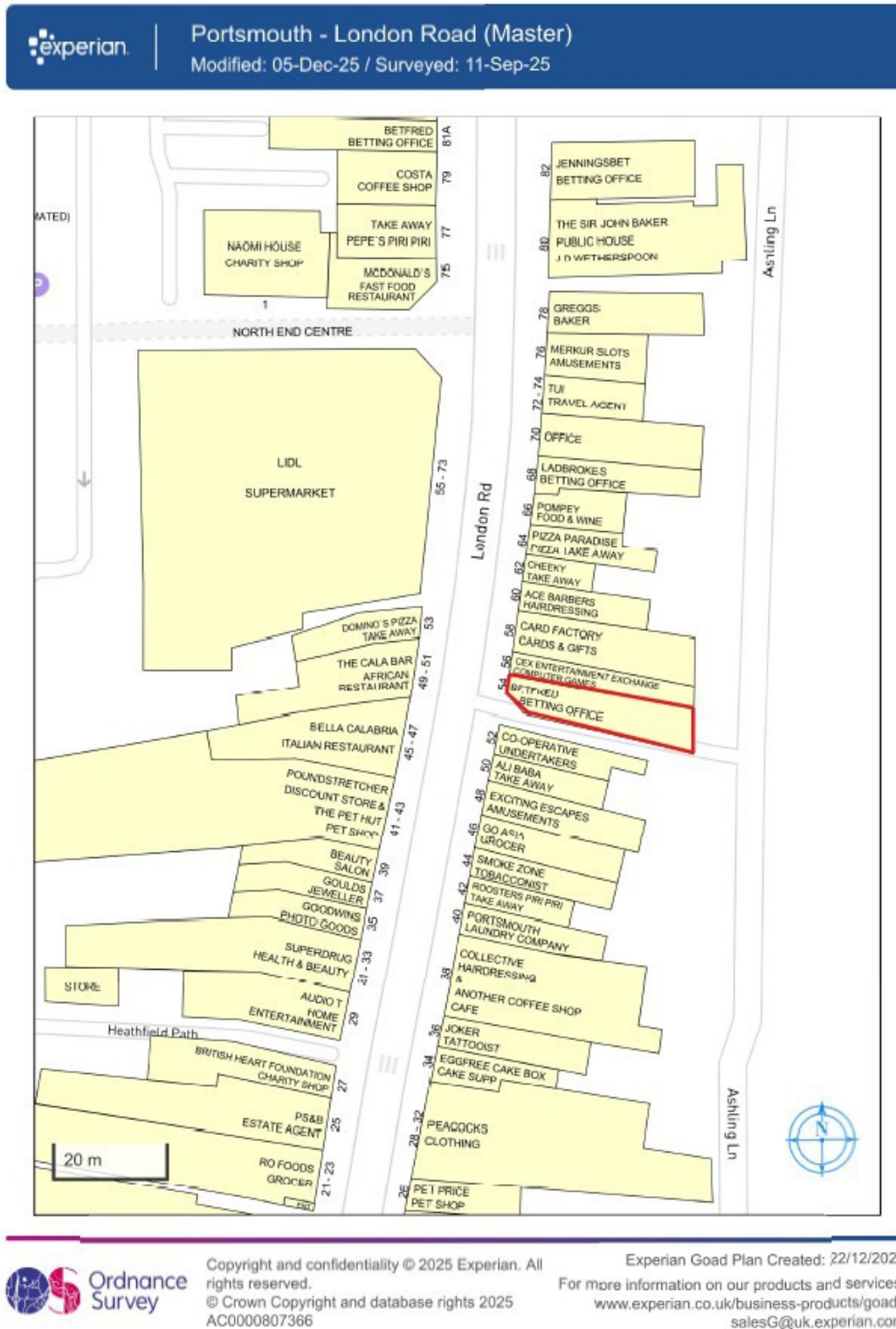
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PROPERTY CONSULTANTS





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## GOAD Map



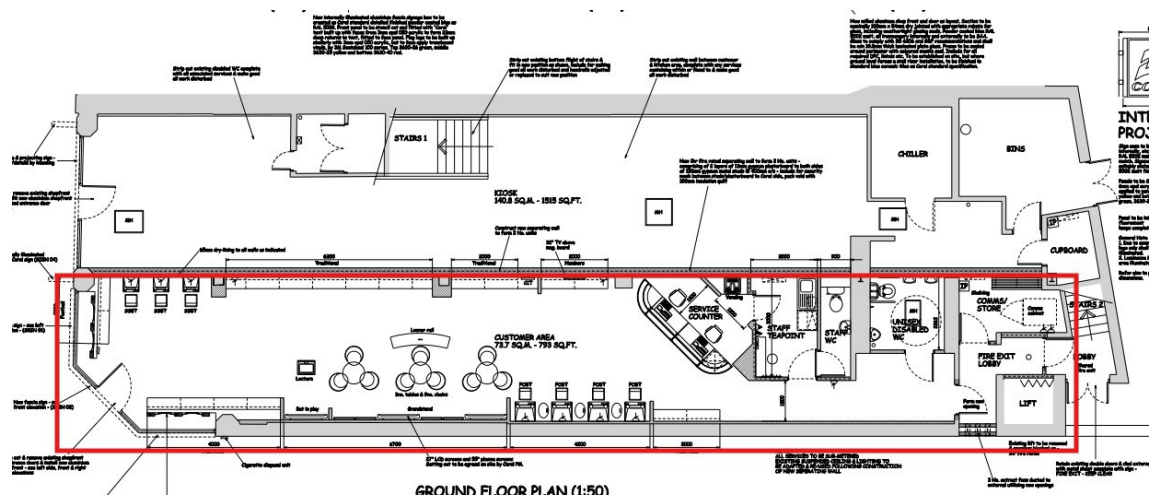
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## Floor Plan



For identification purposes only.