



**TO LET**

39-41 High Street  
Cosham, Portsmouth, Hampshire, PO6 3BT



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## Key Features

- Prominent location on Cosham's main high street
- High Street is busy and commercially diverse
- Large open plan retail unit
- Ancillary: 1,165 sq ft
- Area to the rear for loading
- Rent £45,000 pax
- New effectively FRI lease available
- Occupiers on High Street include Greggs, Costa, Nationwide, JD Wetherspoon and Card Factory





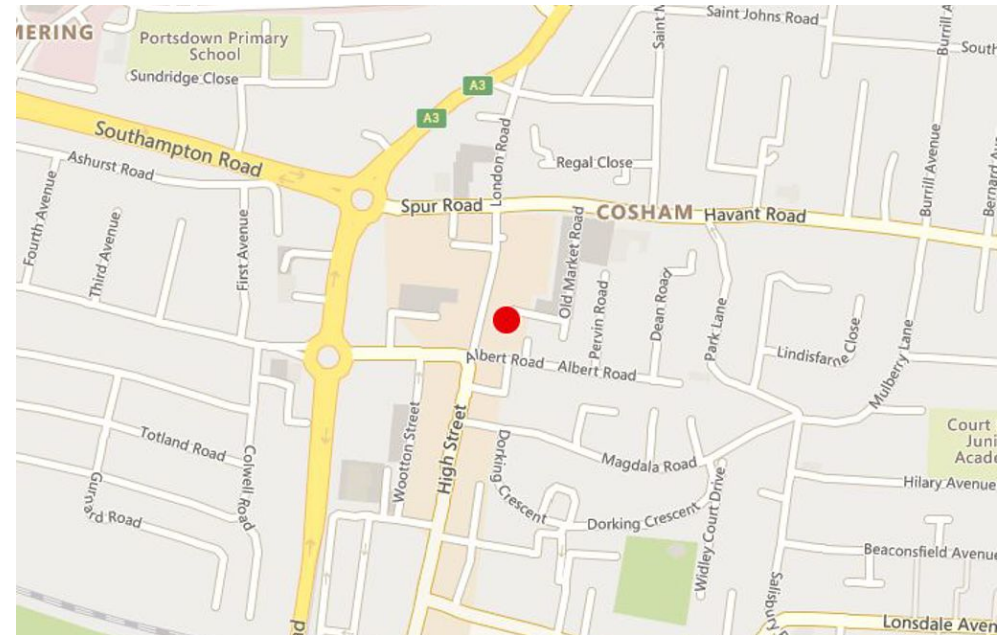


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## Location & Situation

The property is located within Cosham, which is a busy suburb of Portsmouth adjacent to the M27/A27. The subject property is located on Cosham's main high street within its pedestrianised zone, which serves as the suburb's main commercial thoroughfare.

The street is characterised by national and independent retailers with nearby occupiers including Greggs, Costa, Nationwide, JD Wetherspoon and Card Factory.





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## Description & Accommodation

The premises comprises a self-contained retail unit arranged over the ground floor. Internally, the unit provides a large open plan sales area, together with storage and a WC at the rear.

Externally, there is rear access that provides the opportunity for loading.

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

Area	Sq Ft	Sq M
Ground floor sales area	3,669	340.85
Ground floor ancillary	1,165	108.23
Total	4,834	449.08







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## Rateable Value

Rateable Value (2023): £36,250

Future Rateable Value (2026): £43,000

## EPC

We understand the property has an EPC rating of B.

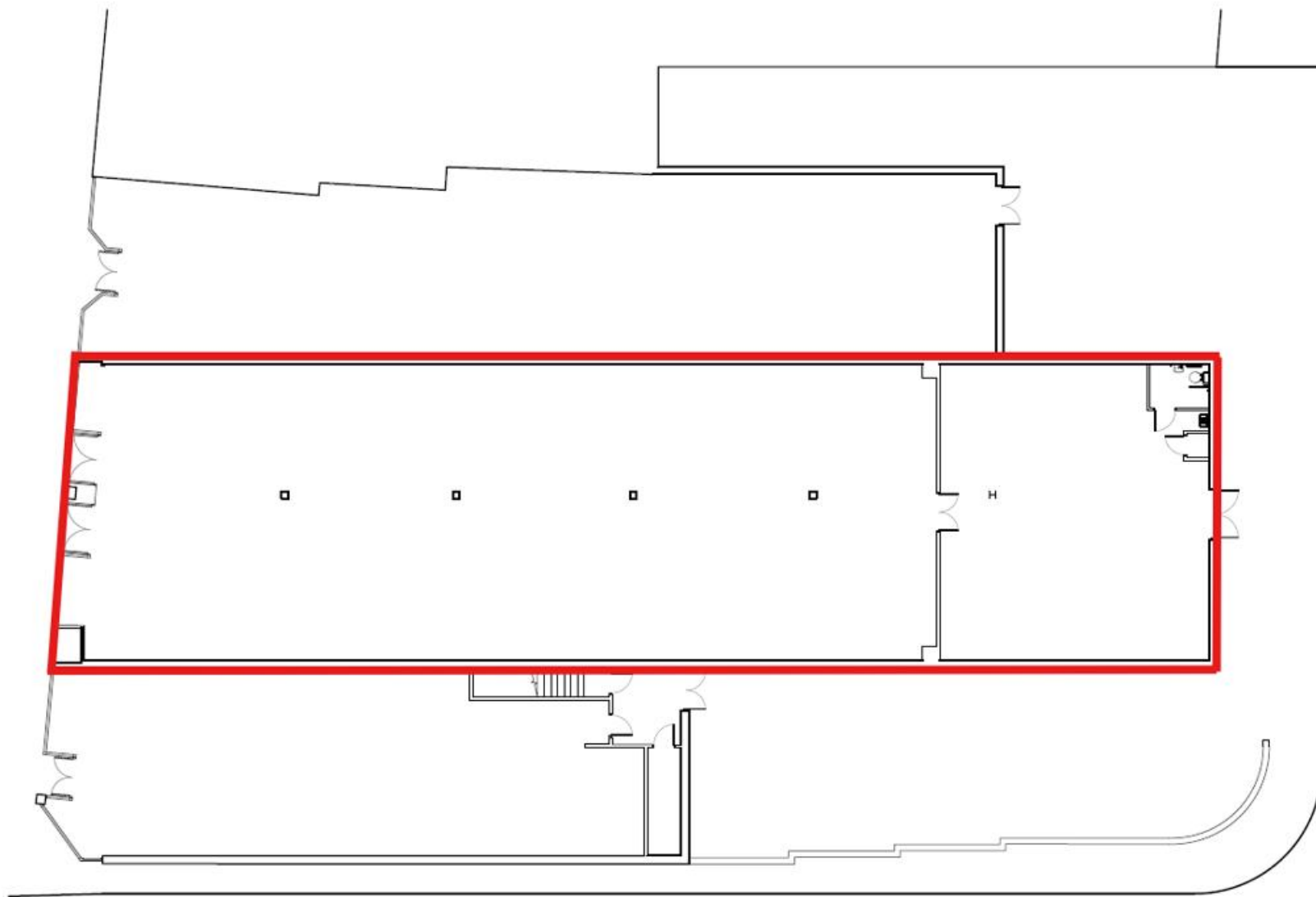
## Planning

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.





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FLOOR PLAN For identification purposes only.





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## 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 £45,000 per annum exclusive, subject to vacant possession.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

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



## Further Information

Please contact the sole agents Flude Property Consultants:

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6 January 2026

