



181 Albert Road  
Southsea, Hampshire, PO4 0JT

**TO LET**

**Class E Premises**  
**Ground Floor 701sq ft**

#### **Key Features:**

- Southsea is vibrant and well-established
- Albert Road is a diverse commercial thoroughfare
- Single retail unit on the ground floor, with residential accommodation or storage above
- Small rear garden
- First floor (flat or storage) 564 sq ft
- Suit a variety of uses within Class E
- Rent on application
- New effectively FRI lease available
- The occupier may be entitled to 100% Small Business Rate relief
- Nearby occupiers include Tesco Express, Sainsbury's Local, Pad Thai Southsea and Age UK





## Location

The property is located in the busy and popular Southsea area within Portsmouth, on the northern side of Albert Road close to its junction with Francis Avenue.

Nearby occupiers include Tesco Express, Sainsbury's Local, Pad Thai Southsea and Age UK.

## Description

The property comprises a two storey terrace building, originally arranged as a ground floor retail unit, and residential accommodation above. Externally, there is also a rear garden.

## Accommodation

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

Area	Sq Ft	Sq M
Ground Floor	701	65.12
First Floor	564	52.4
Total	1,265	117.52

## 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 of 10 year leases with a five year break option and open market rent review (upward only). Rent on application. The landlord requires a six month rent deposit and personal guarantor.

## Business Rates

Rateable Value (2023): £7,000  
Future Rateable Value (2023): £7,700

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

Council Tax Band: A

## VAT

We understand that the property is not elected for VAT.

## Legal Fees

The tenant will be responsible for their own legal costs and a contribution to the landlords legal fees will be required of £1,250 plus VAT.

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.

24 December 2025

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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 **Flude**  
PROPERTY CONSULTANTS

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## GOAD Map

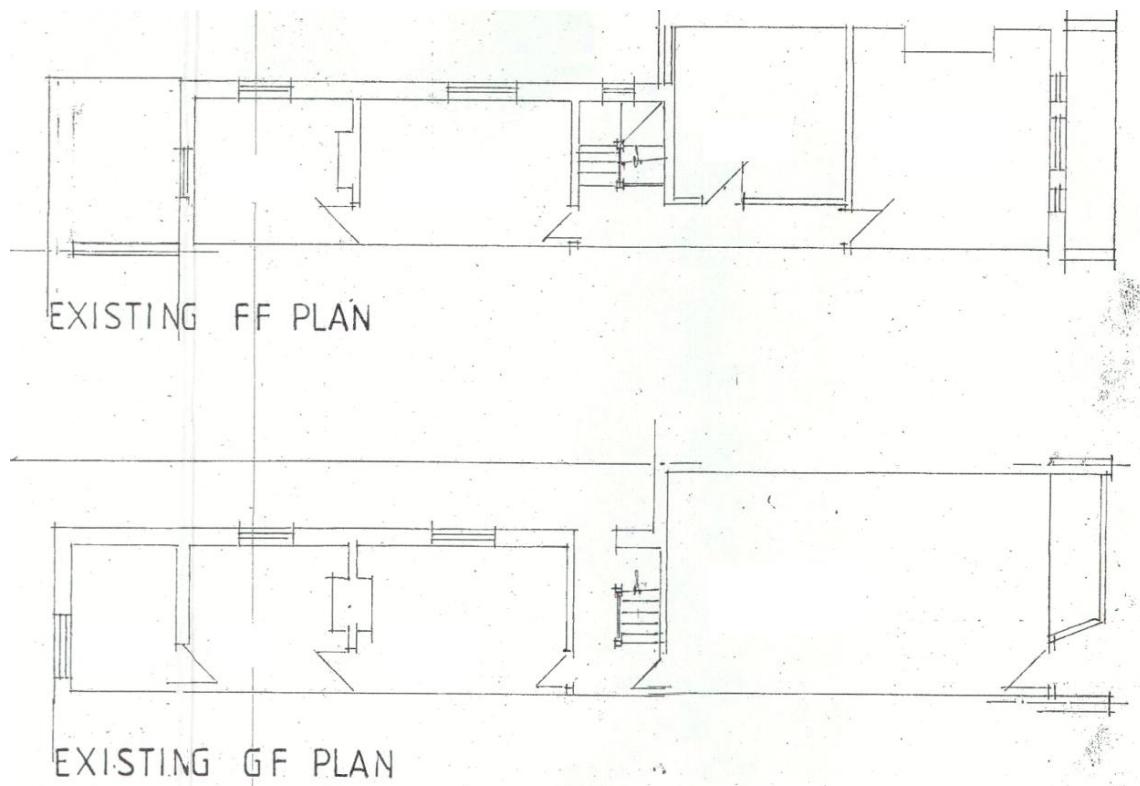


For identification purposes only.



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## Floor Plan



For identification purposes only.