



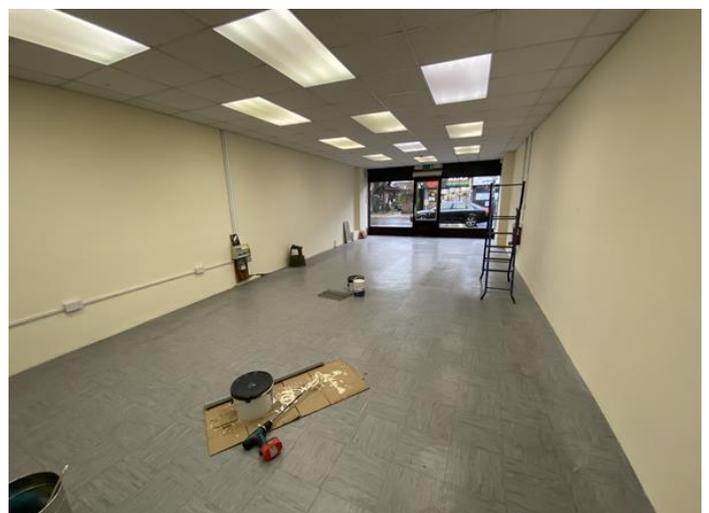
104 London Road
Portsmouth, PO2 0LZ

TO LET

Well Presented Class E Premises Sales Area 59 sq m (637 sq ft)

Key Features:

- Established retail and residential location
- Well presented
- Open plan sales area
- Would suit a variety of uses
- Ancillary space 217 sq ft
- Public car behind property
- 100% business rate relief possible and no VAT
- New lease available, subject to vacant possession
- Rent £16,500 pax
- Nearby occupiers include Costa, Iceland, Greggs and Lidl





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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 eastern side of London Road in North End, which is an established retail location and a densely populated suburb of Portsmouth. Nearby occupiers include Costa, Iceland, Greggs and Lidl.

Description

The accommodation comprises a self-contained, ground floor Class E premises which provides open plan sales area with ancillary storage. The unit benefits from a kitchenette and WC to the rear. Externally, there is a garden. There is also a public car park located to the rear of the property.

Accommodation

We have measured and calculate the accommodation to have the following approximate NIA:

Area	Sq Ft	Sq M
Sales Area	637	59.18
Ancillary	217	20.16
Total	854	79.34

EPC

We understand the property has an EPC rating of D (expiry date - 14/12/2030).

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.

27 February 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 full repairing and insuring lease, subject to vacant possession, for a term of 10 years at a commencing rent of £16,500 per annum exclusive, subject to annual RPI increases.

Business Rates

Rateable Value (2026): £10,750.

As the RV is below £12,000 we believe 100% small business rate relief is possible.

VAT

We understand that the property is not elected for VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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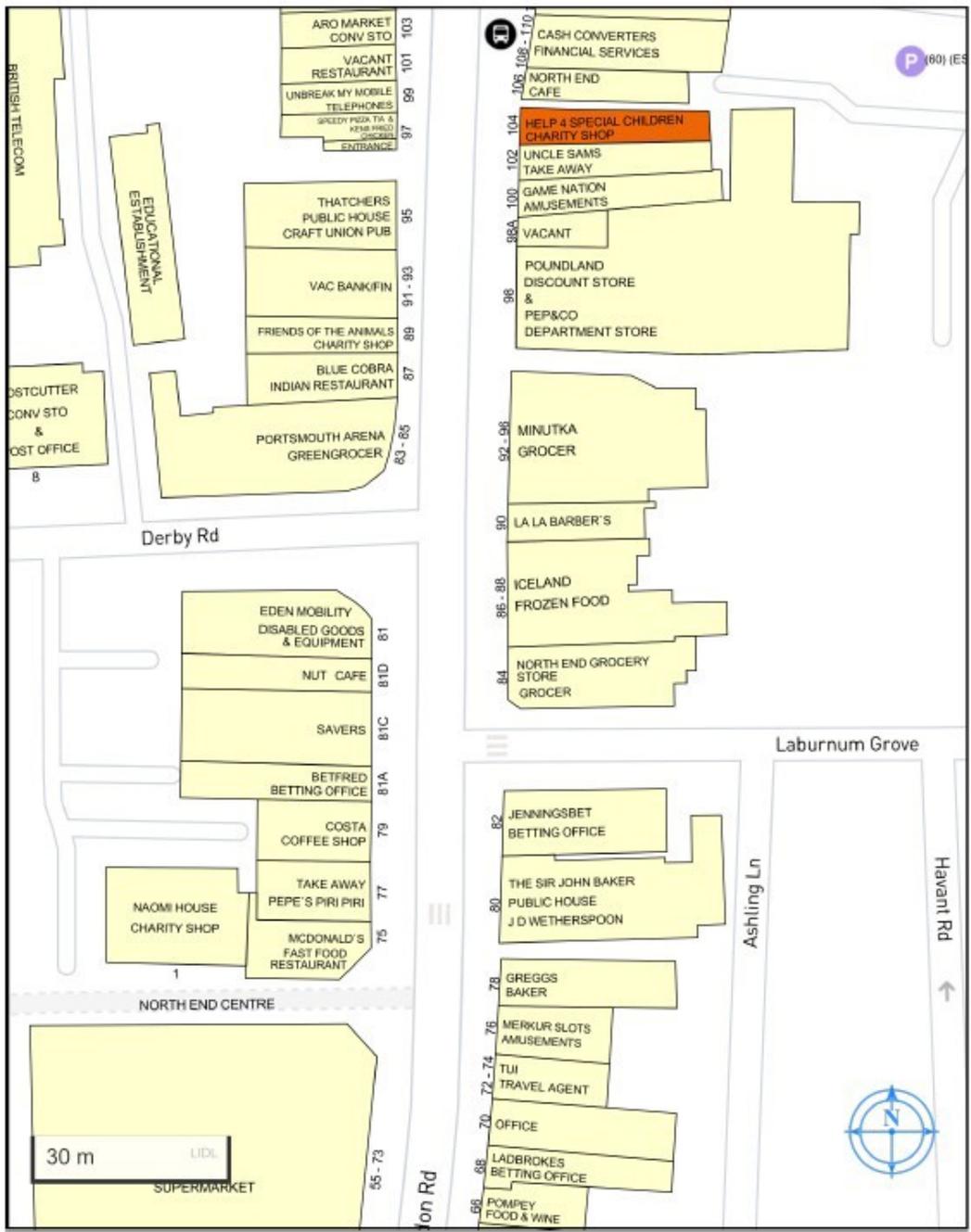




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GOAD Map

 | Portsmouth - London Road (Organisation)
Modified: 26-Feb-26 19:56:30 / Surveyed: 11-Sep-25



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