



Unit 4, The Gallery Arcade
143-147 London Road, Portsmouth, Hampshire, PO2 9AB

TO LET

Ground Floor Retail Unit Total Size - 484 sq ft

Key Features:

- Situated in established retail and residential location
- Open plan floor space
- Situated within a refurbished shopping mall / Arcade
- Shared WC facilities
- 100% small business rate relief eligible
- Rent £750 pcm
- New EFRI lease available
- No VAT





Unit 4, The Gallery Arcade
143-147 London Road, Portsmouth, Hampshire, PO2 9AB

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 northern end of the main shopping area within The Gallery Arcade which is positioned on the Western side of London Road.

Description

The property comprises a ground floor retail unit, with ancillary space and kitchen area.

Accommodation

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

EPC

We understand the property has an EPC rating of B-37 (expiry date - 27 February 2033).

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 £750 per month exclusive.

The service charge is £175 per month and the building insurance is £14 per month.

Business Rates

Rateable Value (2026): £4,200

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

VAT

We understand that the property is not elected for VAT.

Legal Fees

Each party to bear their own legal costs incurred.

A reservation fee of £950, plus VAT is to be paid to the Landlord prior to the issuing of the draft lease.

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.

5 March 2026

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Lizzie Cottrell
l.cottrell@flude.com
02392 629006
www.flude.com

