



TO LET

69 Castle Road
Southsea, Hampshire, PO5 3AY



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Key Features

- Central location within Southsea
- Pedestrianised road
- Quoting £25,000 per annum exclusive
- The occupier may be entitled to Small Business Rate relief
- Size - 1,002 sq ft
- Approximately 40 covers
- £10,000 Premium
- New lease
- Nearby occupiers include Pie & Vinyl, Chinneck Shaw, Premier and The Barbership



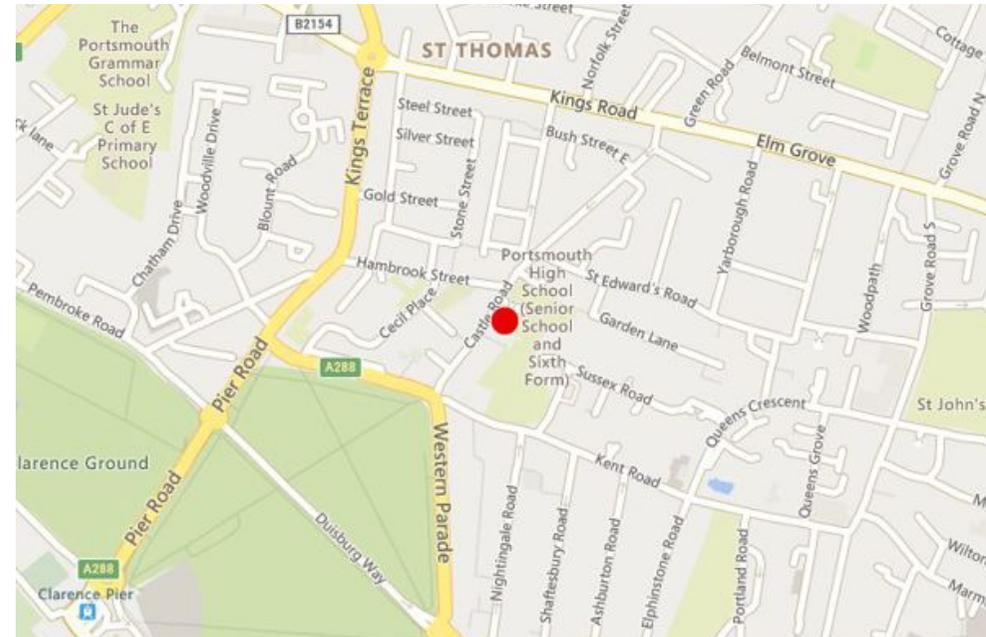


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Location & Situation

Southsea is a busy and attractive area within Portsmouth, which is located approximately 19 miles south east of Southampton and 70 miles south west of London.

The property is located on the eastern side of Castle Road, a popular area of Southsea which is home to a variety of independent shops, bars and restaurants.





Description & Accommodation

The property comprises a ground floor commercial unit fitted as a restaurant, benefitting from extraction, a bar area, and an external courtyard suitable for customer seating.

The accommodation has an approximate Net Internal Area (NIA) of:

Area	Sq Ft	Sq M
Ground Floor	799	74.23
Basement	203	18.86
Total	1,057	98.2





Rateable Value

Rateable Value (1st April 2026): £10,500

The occupier may be entitled to Small Business Rate relief.

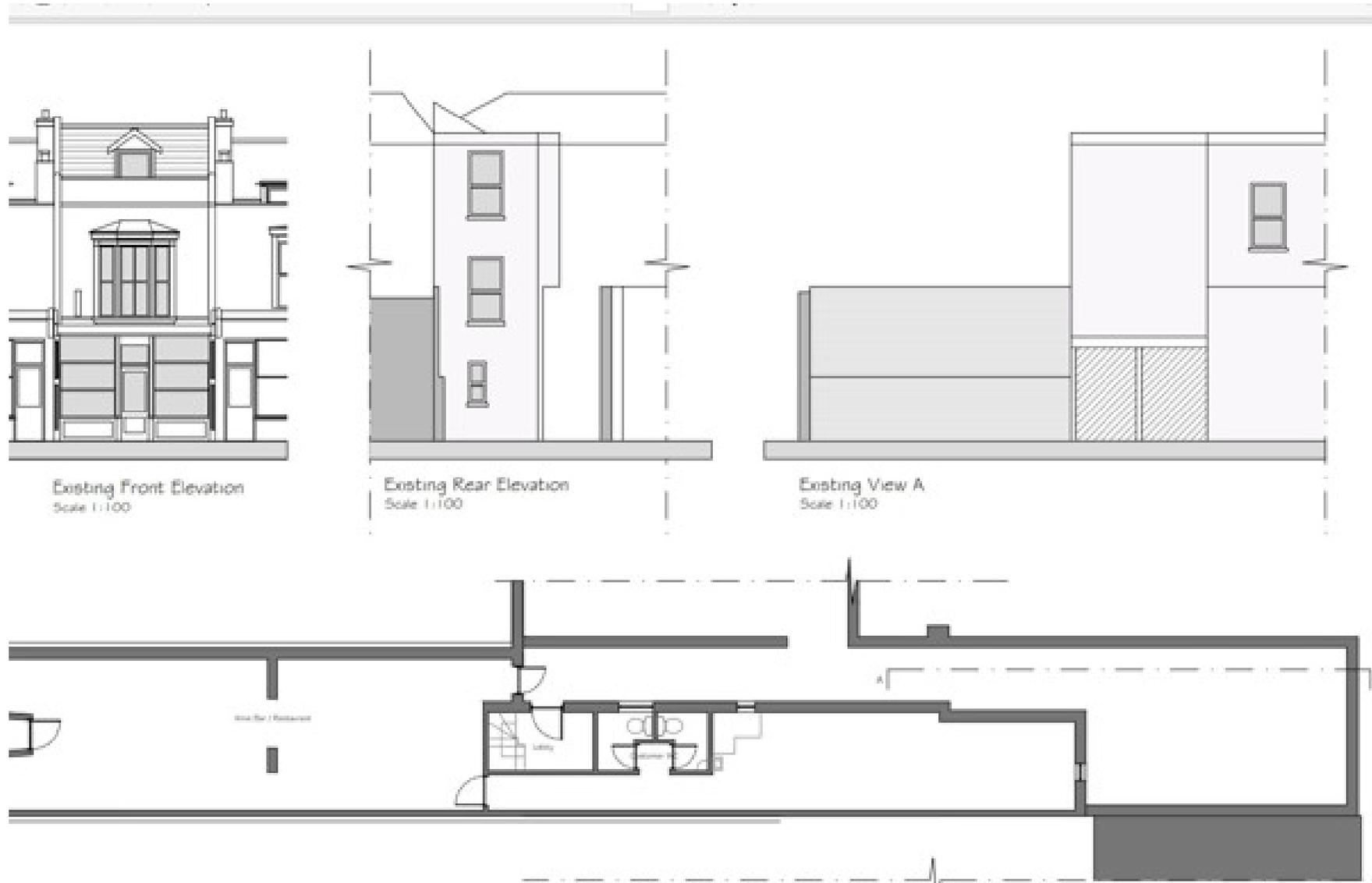
EPC

The property has an EPC rating of 'B' (Expires 08/07/2035).

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.





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 £25,000 per annum exclusive.

The landlord is seeking a premium of £10,000 for the existing fixtures and fittings.

The landlord is also considering selling the freehold interest. Please enquire with the agent for further details.

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.

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

Please contact the sole agents Flude Property Consultants:

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17 March 2026

