



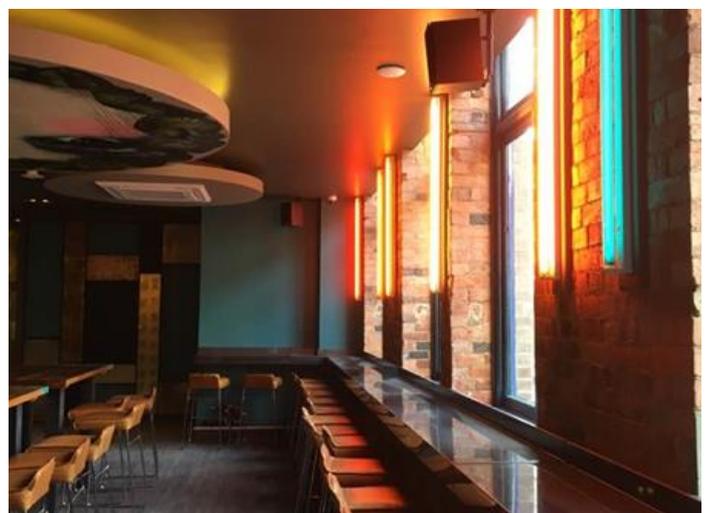
Cucina Galleria
Spring Street, Portsmouth, Hampshire, PO1 4AA

TO LET

Fully Fitted Restaurant and Bar Total Size 140 sq m (1,508 sq ft)

Key Features:

- City centre location
- Large student population within area
- Fixture and fittings included
- Late Premises Licence until 3am
- 60 covers, bar and kitchen
- Further space available at basement level
- New lease available, subject to vacant possession
- Rent £40,000 pax
- Nearby occupiers include Cascades Shopping Centre, Travelodge, various student accommodation blocks and Portsmouth and Southsea train station





Cucina Galleria
Spring Street, Portsmouth, Hampshire, PO1 4AA

Location

The property is located in Portsmouth city centre and is situated on the eastern side of Spring Street, which leads into Cascades Shopping centre and is close to the pedestrianised shopping area of Commercial Road.

close to its junction with Commercial Road, which is one of the main shopping areas within the city.

Nearby occupiers include PRYZM nightclub, Travelodge, various student accommodation blocks and Portsmouth and Southsea train station.

Description

The accommodation comprises a ground floor restaurant / bar containing approximately 60 covers. To the front of the property are ladies' and gentlemen's WC's and to the rear is a fully fitted trade kitchen.

Further space available at basement level, subject to terms.

Accommodation

We understand the accommodation to have an approximate Gross Internal Area (GIA) of:

Area	Sq Ft	Sq M
Ground Floor	1,508	140.09
Total	1,508	140.09

EPC

We understand the property has an EPC rating of D(77).

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.

13 March 2026

Planning

We understand that the premises benefit from Class A3/A4 uses within the Use Classes Order 1987 (as amended).

The property benefits from a late Premises Licence until 3am. Further information available on request.

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 £40,000 per annum exclusive, subject to vacant possession.

The landlord will include the fixtures and fittings, subject to terms.

Business Rates

Rateable Value (2026): £49,500.

VAT

We understand the property is registered 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:

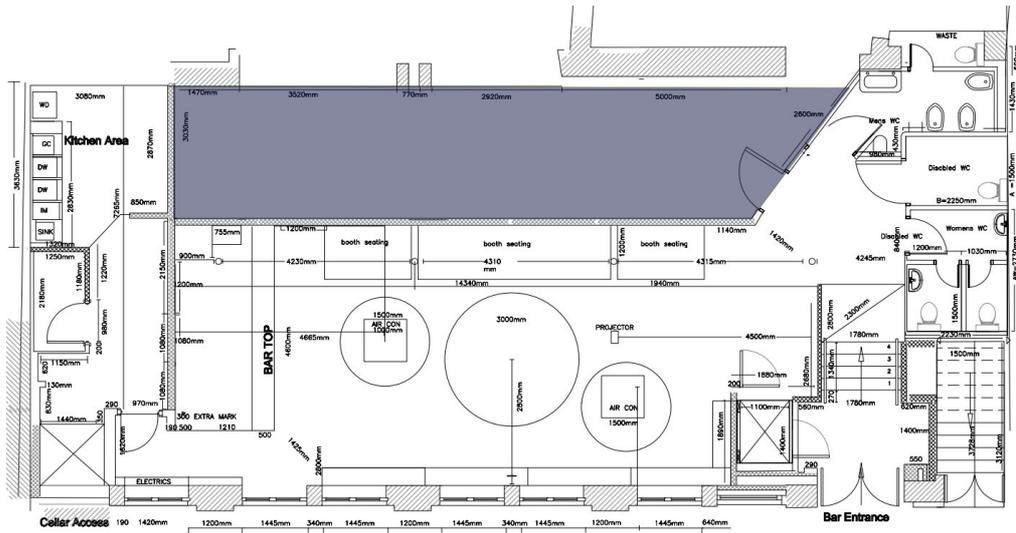
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Floor Plan



For identification purposes only.