



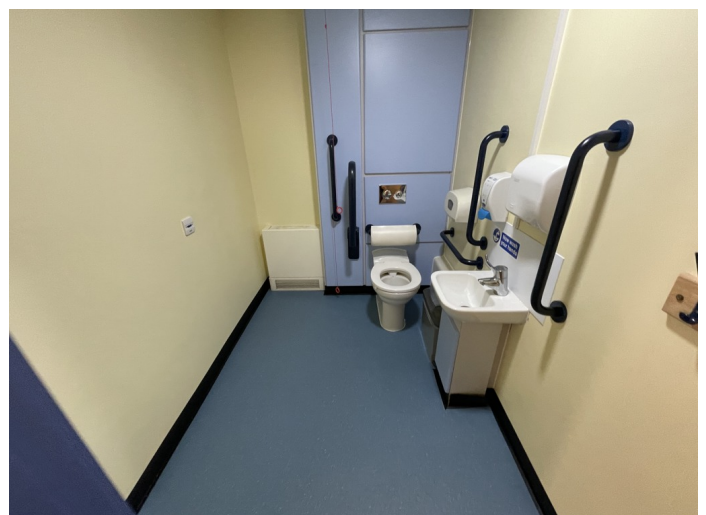
Rear Of 27 Guildhall Walk
Portsmouth, Hampshire, PO1 2RY

TO LET

Class E Premises
Total Size - 1,859 sq ft

Key Features:

- Central location within Portsmouth
- Located in the centre of the university quarter
- Former Doctors surgery (still fully fitted)
- Open plan unit which would suit a variety of uses (stp) such as office, restaurant or bar
- New EFRI lease available
- Rent £30,0000 pax
- Nearby occupiers include Starbucks, 7Bone Burger, Sainsbury's Local and Brewhouse & Kitchen





Rear Of 27 Guildhall Walk
Portsmouth, Hampshire, PO1 2RY

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.

Nearby occupiers include Starbucks, 7Bone Burger, Sainsbury's Local and Brewhouse & Kitchen.

Description

The property comprises a ground floor commercial unit currently configured to provide seven consulting rooms, together with a kitchen/staff room and WC facilities.

Accommodation

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Ground Floor Rear	1,859	172.7
Total	1,859	172.7

EPC

We understand the property has an EPC rating of D (83).

Planning

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

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) at a commencing rent of £30,000 per annum exclusive. The landlord requires a six month rent deposit and personal guarantor.

Business Rates

Rateable Value (2026): TBC

VAT

We understand the property is not registered for VAT.

Legal Fees

Each party to bear their own legal costs incurred.

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.

9 April 2026

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Sebastian Martin
s.martin@flude.com
07800 562509
www.flude.com



