



244-246 Kingston Road
Portsmouth, Hampshire, PO2 7LR

TO LET

Class E Premises Total Size - 2,206 sq ft

Key Features:

- Located in an established retail location and a densely populated suburb of Portsmouth
- Prominent position
- No. 244 Total Area - 873 sq ft
- No. 246 Total Area - 1,333 sq ft
- Rent - No. 244 - £9,000 pax
- Rent - No. 246 - £12,500 pax
- Rent for the whole - £22,000 pax
- New EFRI lease/s available
- Nearby occupiers include Aldi, Andrew and Andrew solicitors, Kubus Polish Shop, Papa John's and Lalys Pharmacy





244-246 Kingston Road
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Location

The property located in North End, which is an established retail location and a densely populated suburb of Portsmouth. The unit is situated on the eastern side of Kingston Road.

Nearby occupiers include Aldi, Andrew and Andrew solicitors, Kubus Polish Shop, Papa John,s and Lalys Pharmacy.

Description

The subject accommodation comprises a ground floor retail unit including basement storage, ancillary, kitchen and WC's to the rear, and the benefit of a small courtyard.

There is also the option to split the unit.

Accommodation

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

Area	Sq Ft	Sq M
No. 244	873	81.1
No. 246	1,333	123.84
Total	2,206	204.94

EPC

We understand the property has an EPC rating of C-69 (expiring 22 November 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 -

No. 244 - £9,500 per annum exclusive.
No. 246 - £12,500 per annum exclusive.
For the whole - £22,000 per annum exclusive.

Business Rates

Rateable Value (2026): £14,000 (whole)

VAT

Rents and prices are quoted exclusive of, but may be subject to 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.

21 April 2026

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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