



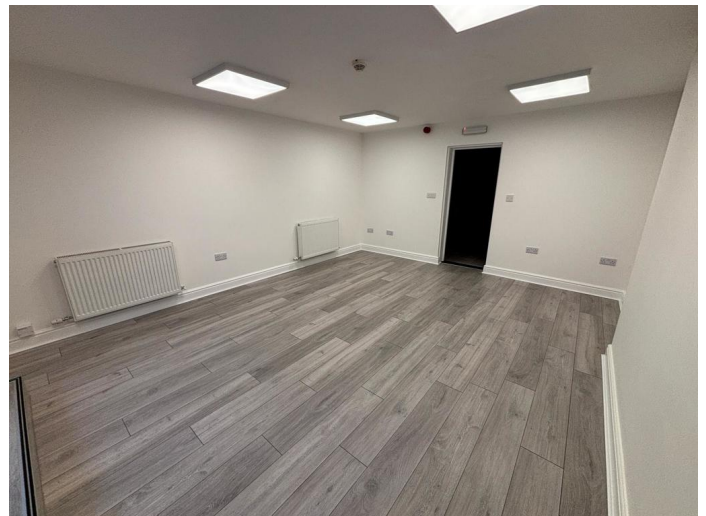
Lower Ground Floor
35 Osborne Road, Southsea, Hampshire, PO5 3LR

TO LET

Lower Ground Floor Class E Premises Total NIA - 40.61 sq m (437 sq ft)

Key Features:

- Prominent Southsea location
- Thriving retail and leisure destination
- Suitable for a variety of commercial uses (STP)
- New FRI lease available, subject to vacant possession
- £10,000 pax
- No VAT
- Close proximity to Palmerston Road and seafront
- The occupier may be entitled to some Small Business Rate relief
- Nearby occupiers include Waitrose, Southsea Coffee, Queens Hotel and CRY





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Location

Osborne Road, Palmerston Road and Marmion Road form the principal commercial centre of Southsea. The area is a well-established and popular retail and leisure destination, benefiting from a strong mix of national and independent occupiers nearby, including Waitrose, Queens Hotel, Southsea Coffee, Wannops and Agave's Grill.

The property is situated on the northern side of Osborne Road, close to its junction with Ashburton Road and within a short walking distance of Palmerston Road shopping precinct and the seafront.

Description

The accommodation comprises a self-contained basement Class E premises previously occupied as a beauty salon. The premises is accessed via a dedicated entrance and steps directly off Osborne Road.

Internally, the accommodation provides two treatment/consultation rooms together with a kitchenette, storage area and W/C facilities.

Accommodation

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

Area	Sq Ft	Sq M
Lower Ground Floor	437	40.6
Total	437	40.6

EPC

We understand the property has an EPC rating of E(108).

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.

8 May 2026

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 £10,000 per annum exclusive.

Business Rates

Rateable Value (2023): £3,950

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

VAT

We understand that the property is not elected for VAT.

Legal Fees

The tenant will be responsible for their own legal costs and a contribution to the landlords legal fees will be required of £1,250 plus VAT.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Noah Minchell
n.minchell@flude.com
01243 217302
www.flude.com

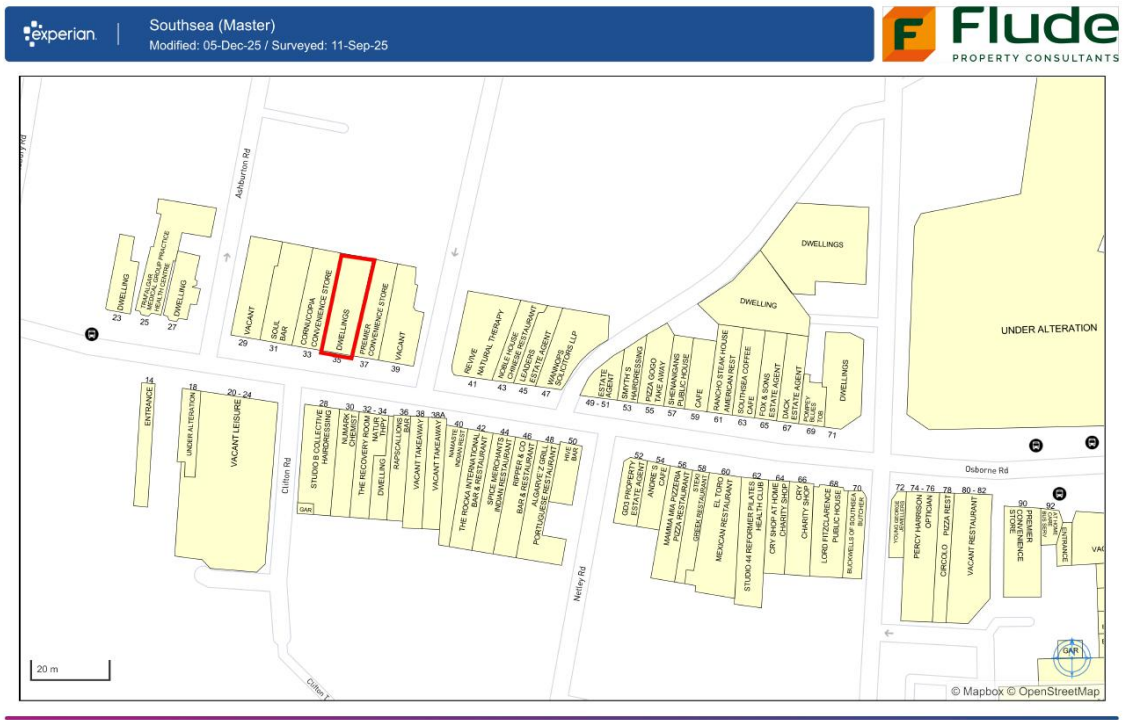
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02392 629006





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GOAD Map

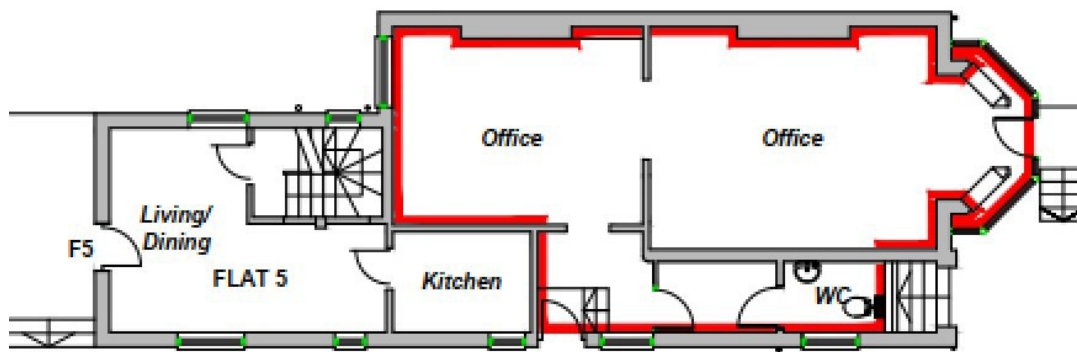


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Floor Plan



Basement Floor

35 OSBORNE ROAD SOUTHSEA PO5 3LR

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