



TO LET

**2 Bellevue Terrace
Southsea, Hampshire, PO5 3AT**



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Key Features

- Excellent position within walking distance of Southsea seafront, the beach and promenade, together with the popular shops, cafés, restaurants and bars of Osborne Road, Palmerston Road and Gunwharf Quays
- Close to the Hovertravel terminal, Wightlink ferry services and Portsmouth International Port, whilst being within easy reach of Portsmouth Historic Dockyard, the Spinnaker Tower and other major tourist attractions
- Benefitting from Portsmouth's ongoing waterfront regeneration, the University of Portsmouth, the city's significant naval and defence presence, and a diverse mix of leisure, business and visiting guests supporting year-round demand
- The property comprises five well-appointed en-suite letting rooms together with a self-contained one-bedroom owner's apartment, providing on-site accommodation for owner-occupiers or management
- There is further potential to enhance income through the introduction of a daytime café, coffee shop or traditional afternoon tea offering (subject to any necessary consents)
- 100% small business rate relief eligible
- New FRI lease available
- Rent £37,500 pax
- We understand the property is not elected for VAT



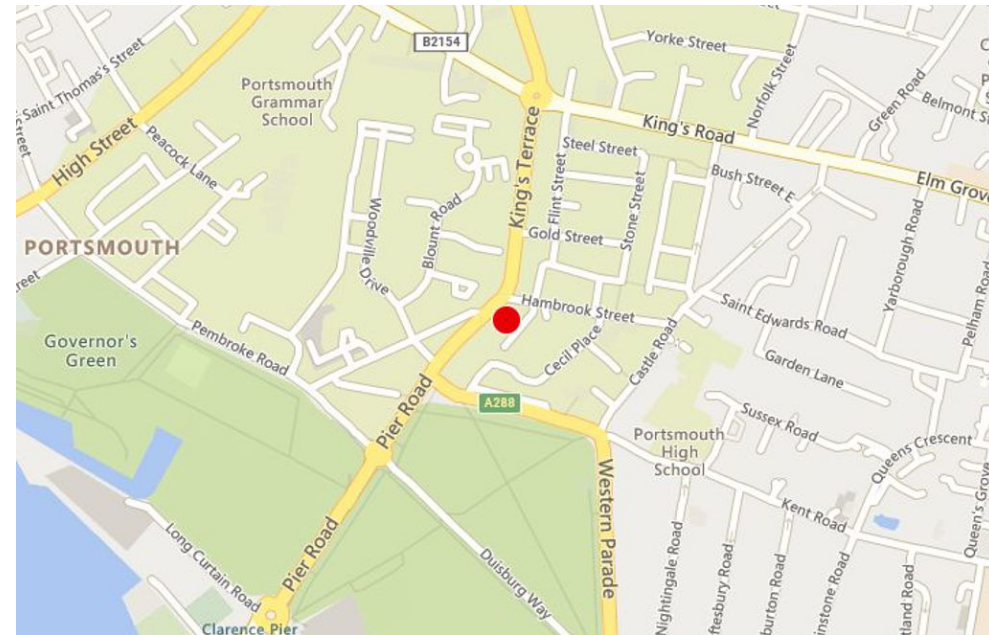


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Location & Situation

Southsea is a vibrant and well-established coastal district within the city of Portsmouth, Hampshire, renowned for its attractive seafront, maritime heritage and thriving visitor economy. The area offers an excellent mix of independent retailers, cafés, restaurants, bars and leisure attractions, attracting visitors throughout the year.

Major attractions nearby include Portsmouth Historic Dockyard, Gunwharf Quays, the Spinnaker Tower, Southsea Castle and Clarence Pier, whilst the Hovertravel terminal, Wightlink ferry services and Portsmouth International Port provide excellent connectivity to the Isle of Wight and beyond. Southsea also benefits from ongoing waterfront regeneration, the University of Portsmouth and a significant Royal Navy presence, supporting strong year-round demand from tourists, business travellers and visiting families.





Description & Accommodation

The property comprises a Grade II listed mid-terrace building arranged over basement, ground, first and second floors.

Internally, the property is currently configured as a bed and breakfast/guest house operation. The first and second floors provide five well-presented double guest bedrooms, all benefiting from en-suite facilities, together with a storage cupboard on each floor.

The ground floor comprises a guest lounge providing seating for a number of covers, together with a kitchen, storage area, bathroom and separate WC. To the rear is a lean-to storage area, an enclosed courtyard accommodating refuse storage, and rear pedestrian access.

The lower ground floor is arranged as a self-contained one-bedroom flat, which is fitted out to a good standard and presented in excellent condition.

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

Area	Sq Ft	Sq M
Ground Floor	1,019	94.67
First Floor	532	49.42
Second Floor	350	32.52
Lower Ground Floor	492	45.71
Total	2,392	222.22





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Rateable Value

Rateable Value (2026): £7,200

100% small business rate relief eligible.

EPC

We understand the property has an EPC rating of B (expiry date - 05/08/2036).

Planning

We understand that the property currently benefits from a Class C1 (Hotels, boarding and guest houses) use under the Town and Country Planning (Use Classes) Order 1987 (as amended in 2020).





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Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £37,500 per annum exclusive.

A premium is sought for the goodwill and fixture & fittings. Further information on request.

Legal Fees

The tenant will be responsible for their own legal costs and a contribution to the landlords legal fees will be required of £1,500.

VAT

We understand that the property is not elected for 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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14 August 2026

