



TO LET

47 Osborne Road
Southsea, Hampshire, PO5 3LS



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Key Features

- Central location within Southsea
- Thriving retail and leisure destination
- Ground floor open plan sales area
- Seperate offices/ancillary areas
- The occupier may be entitled to 100% Small Business Rate relief
- New FRI lease available
- Rent £45,000 pa
- Occupiers in the vicinity including Waitrose, Queens Hotel, Southsea Coffee, Rapscallions and Rocka

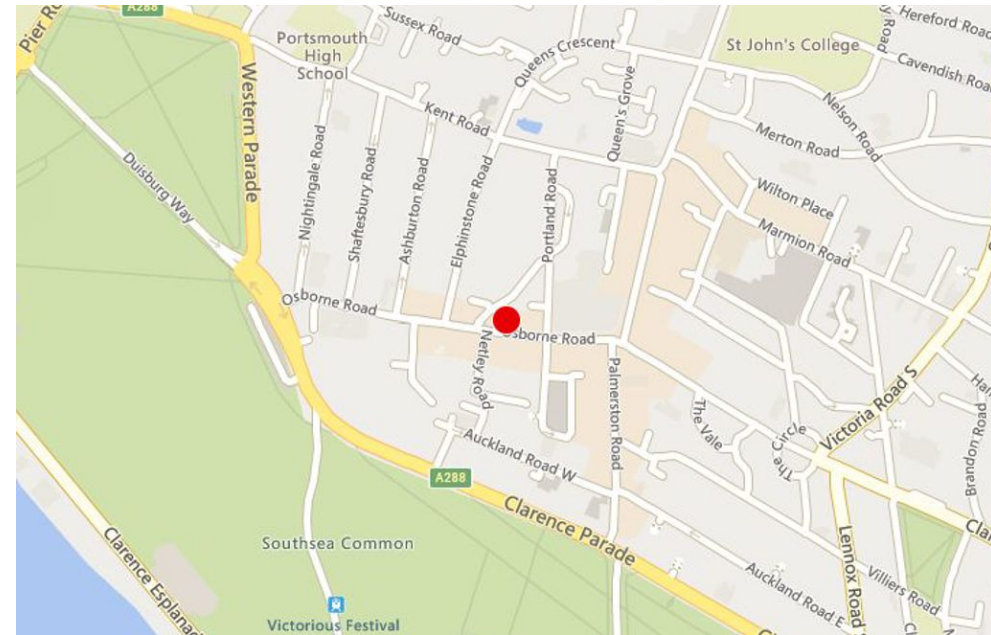




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Location & Situation

Osborne Road, Palmerston Road and Marmion Road form the main commercial centre of Southsea. The area is a popular, established retail and leisure destination, with national and independent occupiers in the vicinity including Waitrose, Queens Hotel, Southsea Coffee, Rapsallions and Rocka.





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Description & Accommodation

The property comprises a prominent two-storey corner Class E premises.

The ground floor provides predominantly open-plan accommodation, together with a number of partitioned offices and meeting rooms, principally formed using stud partitioning. To the rear are WCs and staff facilities.

The first floor benefits from independent access and provides a large open-plan office area, together with a separate meeting room, store room, WC, staff facilities and kitchen accommodation.

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

Area	Sq Ft	Sq M
Sales Area	1,189	110.46
Ancillary	587	54.53
First Floor	927	86.12
Total	2,702	251.02





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Rateable Value

Rateable Value (2026): £13,000

EPC

We understand the property has an EPC rating of C (expiry date - 10/02/2026).

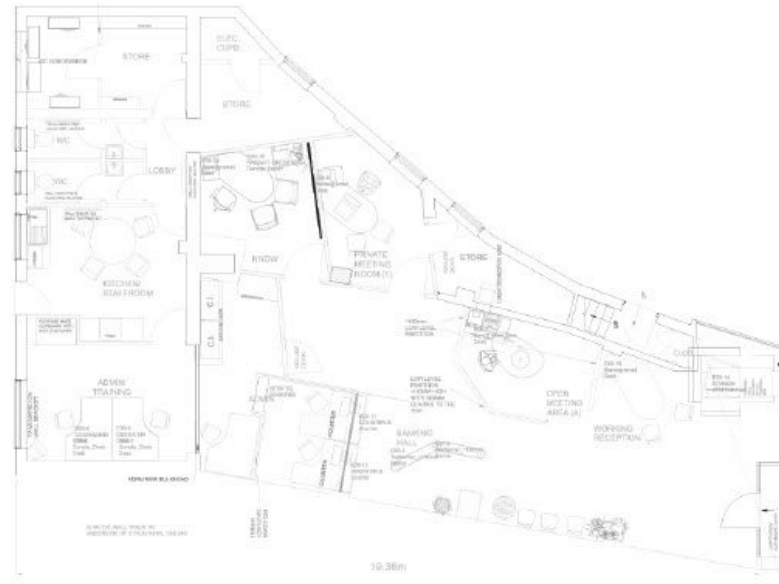
Planning

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.



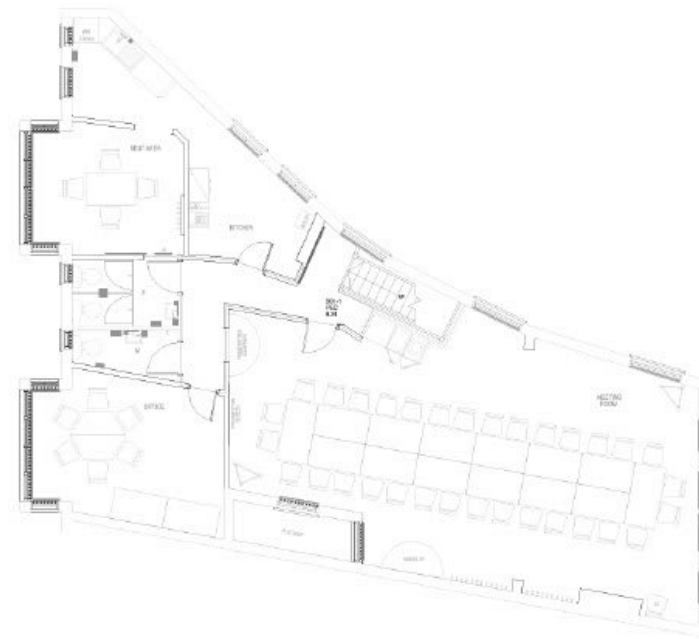


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Ground Floor

First Floor



FLOOR PLAN For identification purposes only.



GOAD PLAN For identification purposes only.



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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 £45,000 per annum exclusive.

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.

VAT

We understand that the property is not elected for VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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07800 562509

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.

21 September 2026

