



**19 Albert Road**  
Southsea PO5 2SE

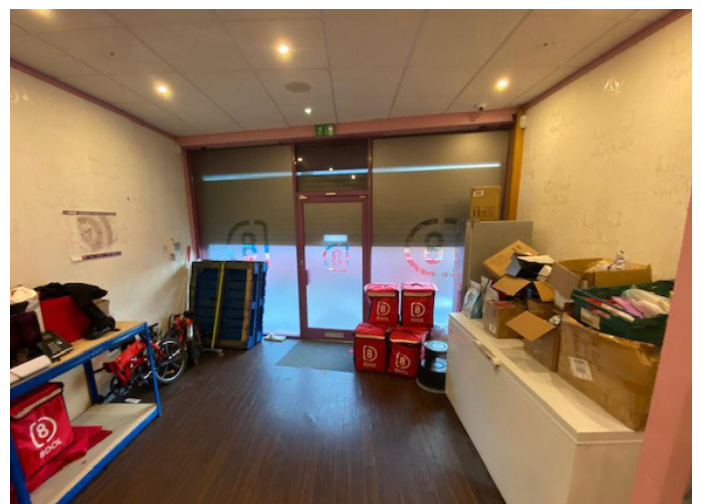
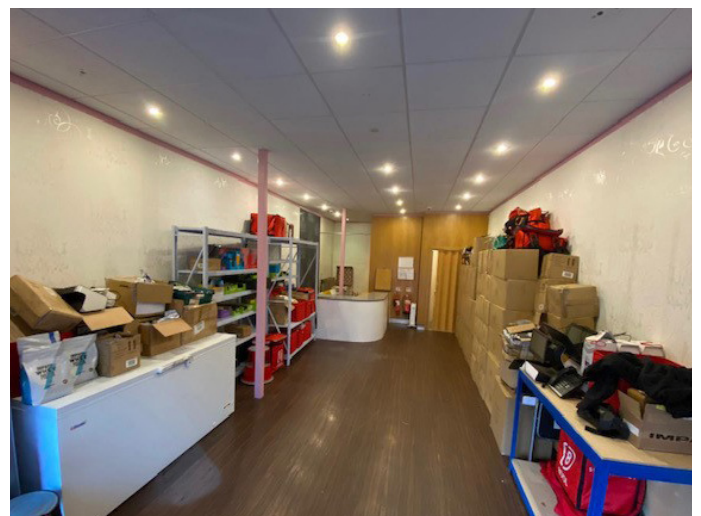
**TO LET**

## LOCK-UP SHOP

NIA 40.82 (439 sq ft)

### Key Features:

- Central location within Southsea
- Busy and popular retail location
- Open plan sales area
- Roller shutter security grill
- 100% business rate relief possible
- New FRI lease available
- Rent £9,750 pax
- Nearby occupiers include Rowlands, Garbos Hair, Bored of Southsea, Wine Vaults and the Kings Theatre





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## 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.

The property is located in the busy and popular Southsea area within Portsmouth, on the northern side of Albert Road close to its junction with Victoria Road South.

Nearby occupiers include Wine Vaults, Porters, Lord John Russell, Bored of Southsea, Wine Vaults and the Kings Theatre.

## Accommodation

The property has an approximate NIA of 40.82 sq m (439 sq ft).

## EPC

We understand the property to have an EPC rating of C (63).

## 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 rent of £9,750 per annum.

## 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.

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

## Business Rates

Rateable Value (2017): £7,900.

As the RV is below £12,000 we believe 100% small business rate relief is possible.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

We understand the property is registered for VAT.

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.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

George Cook

[g.cook@flude.com](mailto:g.cook@flude.com)

023 9262 9006

[www.flude.com](http://www.flude.com)



**Flude**  
PROPERTY CONSULTANTS



10 September 2020

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH

## Goad Map



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