



2-4 Palmerston Road
Southsea, Hampshire PO5 3QH

TO LET

PROMINENT CORNER CLASS E PREMISES

Sales Area 1,949 sq ft

Key Features:

- Prime retailing position in Southsea
- Situated on a busy pedestrianised High Street
- Thriving retail and leisure destination
- Public car parking nearby
- Open plan retail space
- New lease available
- Rent £55,000 pax
- The area is a popular, established retail and leisure destination, with national and independent occupiers in the vicinity including Specsavers, Costa, Waitrose, Boots, WH Smiths, Tesco Express and New Look





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Location

The property is situated in the heart of Southsea in a prime retailing position on the western side of Palmerston Road, which is fully pedestrianised. Palmerston Road, Osborne 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 Specsavers, Costa, Waitrose, Boots, WH Smiths, Tesco Express and New Look.

The area benefits from a number of car parks nearby and on street parking available on various nearby streets, which makes it easy for shoppers.

Accommodation

The property comprises a prominent corner ground floor retail unit with a WC and ancillary accommodation to the rear. The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Sales Area	1,949	181
Ancillary	172	16
Total	2,121	197

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 £55,000 per annum exclusive, subject to vacant possession.

The service charge is around £750 per annum and the building insurance is to be confirmed.

Planning

We understand that the premises benefit from a Class A2 use under the Town & Country Planning (Use Classes) Order 1987, as amended.

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.

VAT

We understand the property is registered for VAT.

EPC

We understand the property to have an EPC rating of C (28).

Business Rates

Rateable Value (2023): £43,500.

Following the Government's latest budget, all occupied retail, hospitality & leisure properties receive a 75% discount from 1st April 2023 until 31st March 2024. Subject to annual cash cap of £110,000 per business and qualifying use.

Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

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.

February 2025

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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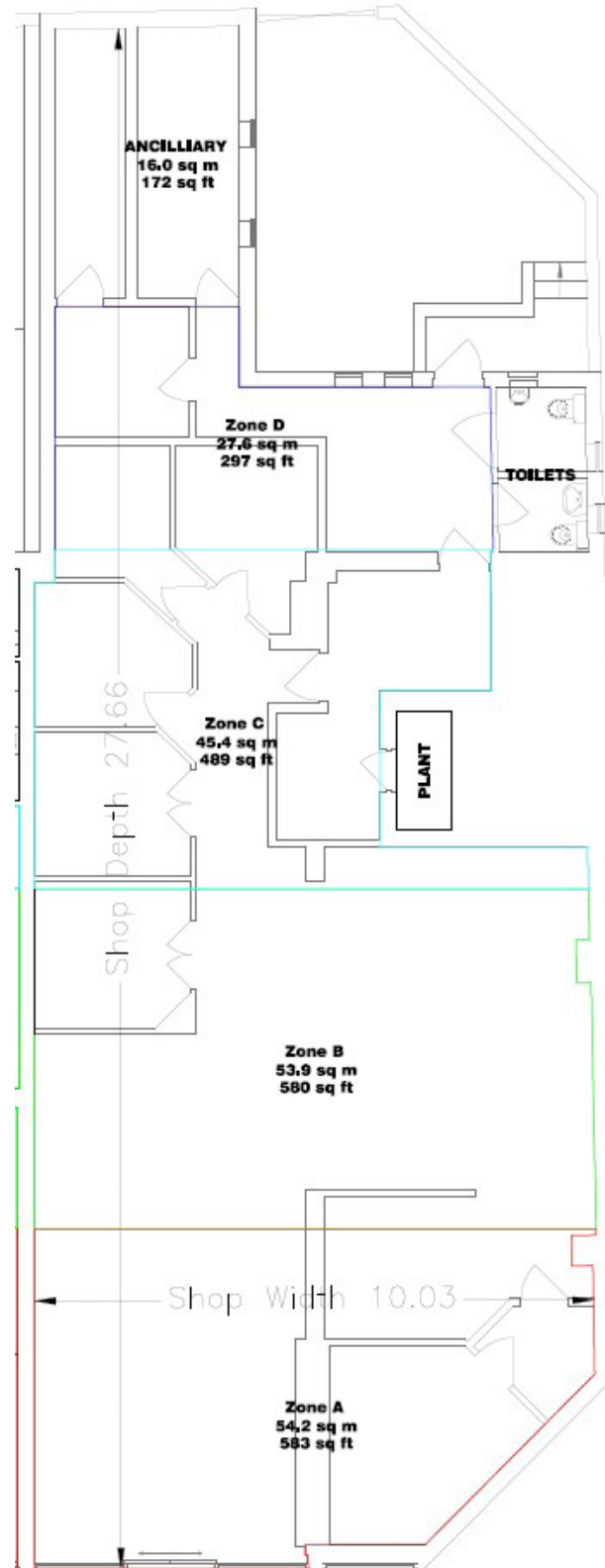
GOAD Map



For identification purposes only.



Floor Plan



For identification purposes only.