



91 London Road  
North End, Portsmouth, Hampshire, PO2 0BN

**TO LET**

Class E Premises  
Sales Area - 1, 226 sq ft

### Key Features:

- Established commercial and residential location
- Open plan retail space
- Shell finish ready for tenant to fit out
- New shopfronts and roller shutters
- New FRI lease available
- Rent £1,950 pcm
- Nearby occupiers include Poundland, Iceland and Costa





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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 situated on the western side of London Road in North End, which is an established retail location and a densely populated suburb of Portsmouth. Nearby occupiers include Poundland, Iceland and Costa.

## Description

The property comprises a self-contained ground floor retail unit, which is currently a shell ready for a tenant to fit out. The unit will be taken in a shell condition but new a shopfront with a roller shutter has been installed.

## Accommodation

The property has the following approximate NIA:

| Area       | Sq Ft | Sq M  |
|------------|-------|-------|
| Sales Area | 1,226 | 113.9 |
| Total      | 1,226 | 113.9 |

## EPC

We understand the property has an EPC rating of D (87).

## 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 of 10 year leases with a five year break option and open market rent review (upward only) at a commencing rent of £1,950 per annum month exclusive. The landlord requires a six month rent deposit and personal guarantor.

## Business Rates

Rateable Value (2023): TBC.

Following the Government's latest budget, all occupied retail, hospitality & leisure properties receive a 75% discount from 1st April 2023 until 31st March 2025. From 1st April this will reduce to 40%. Subject to annual cash cap of £110,000 per business and qualifying use.

## 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.

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.

20 March 2025

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

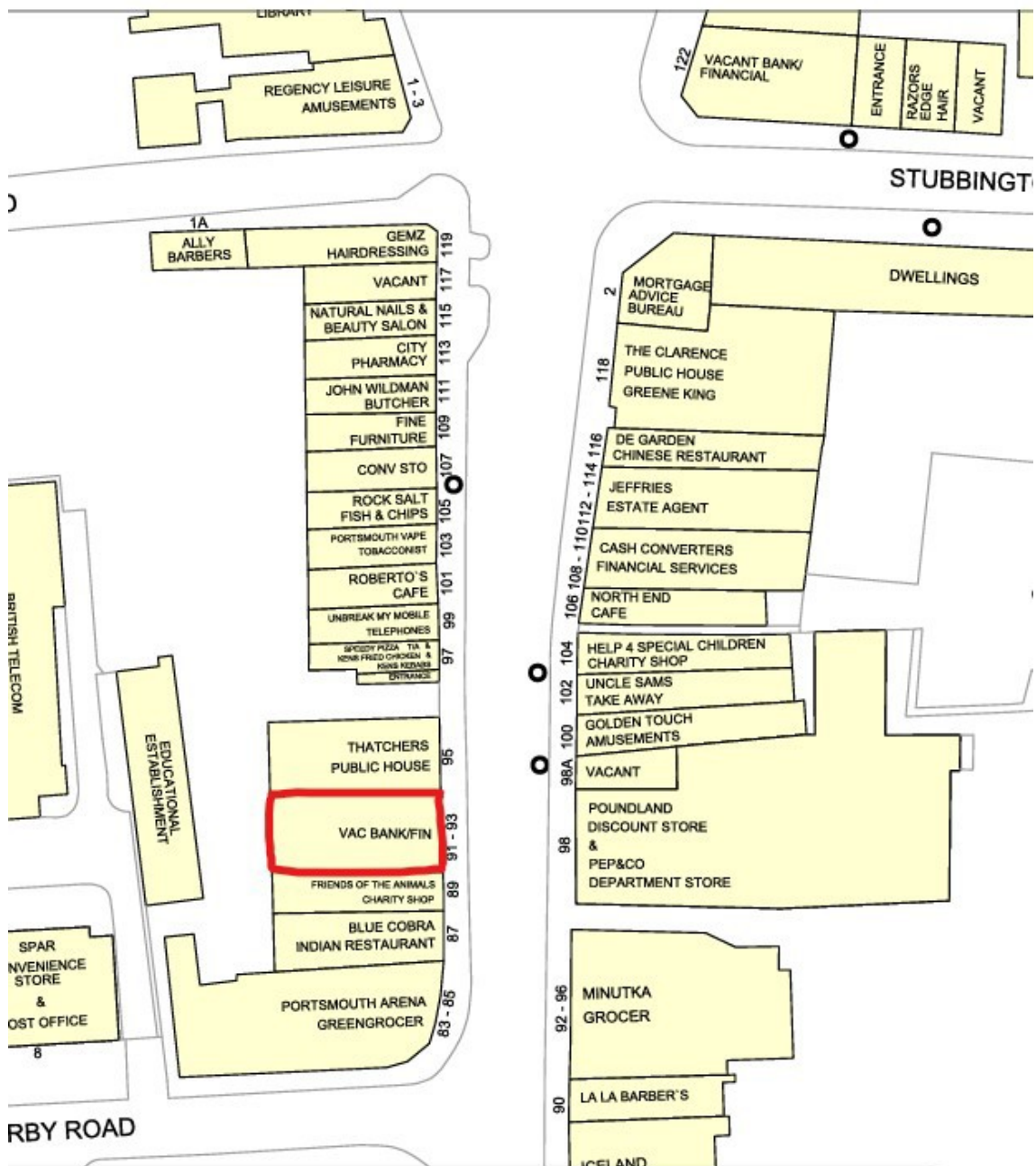
Sebastian Martin  
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023 9262 9007  
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GOAD Map

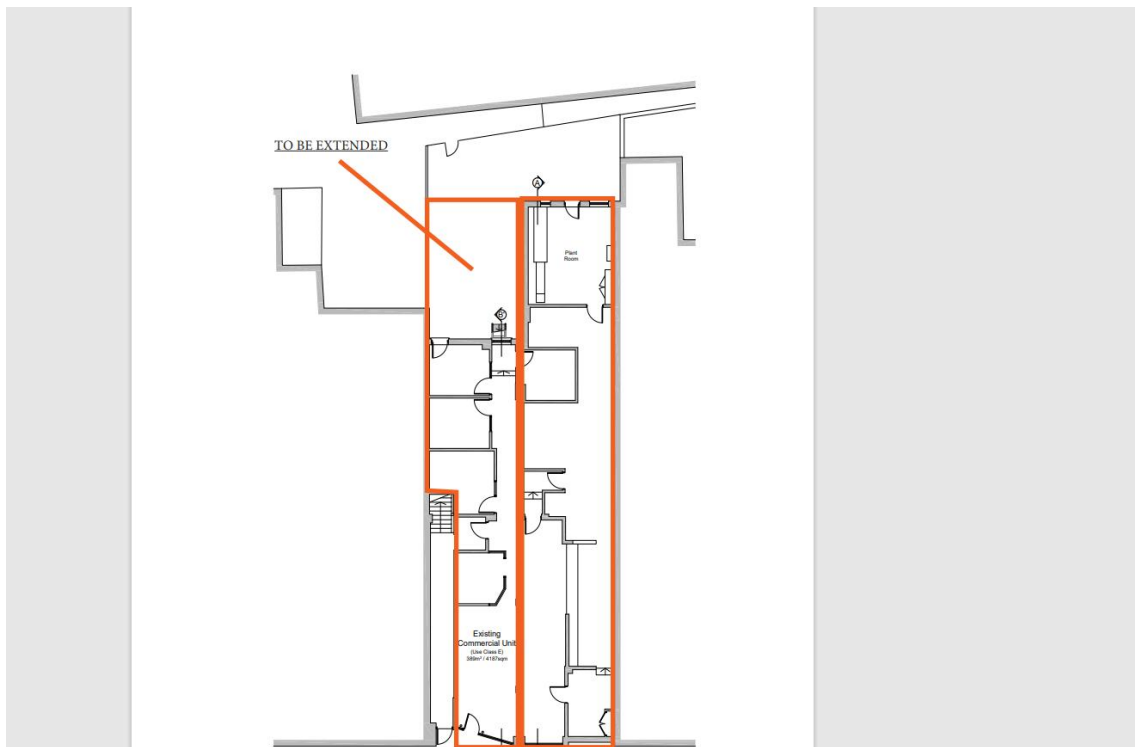
Portsmouth - London Road



For identification purposes only.



## Floor Plan



For identification purposes only.