Flude
PROPERTY CONSULTANTS

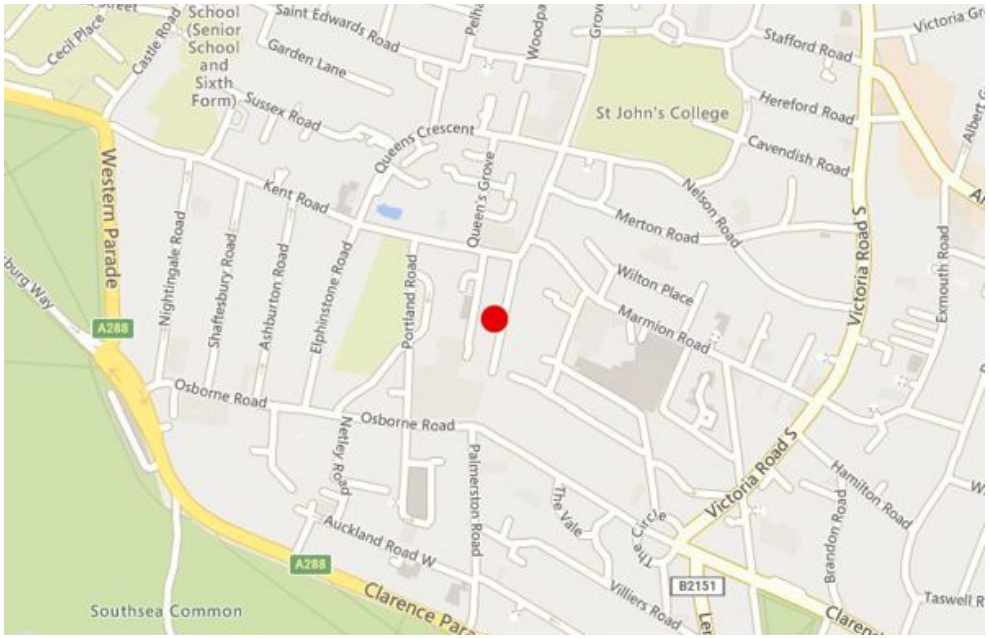
PROMINENT CORNER CLASS E PREMISES
SALES AREA 1,949 SQ FT

TO LET/FOR SALE

2-4 Palmerston Road
Southsea, Hampshire, PO5 3QH

Key Features

- Prime retailing position in Southsea
- Situated on a busy busy pedestrianised High Street
- Thriving retail and leisure destination
- Public car parking nearby
- Open plan retail space
- New lease available
- Rent £40,000 pax or seeking offers in excess of £580,000 STC
- The area is a popular, established retail and leisure destination, with national and independent occupiers in the vicinity
- Occupiers include Specsavers, Costa, Waitrose, Boots, WH Smiths, Tesco Express and New Look
- Video Tour - https://youtu.be/R6xfsMhoRjU



Location & Situation

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.

Description & 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	181.06
Ancillary	172	15.98
Total	2,121	197.04

Click here to take a virtual tour

Rateable Value

Rateable Value (2026): £40,750

Occupiers will pay approximately 38% of this per annum.

EPC

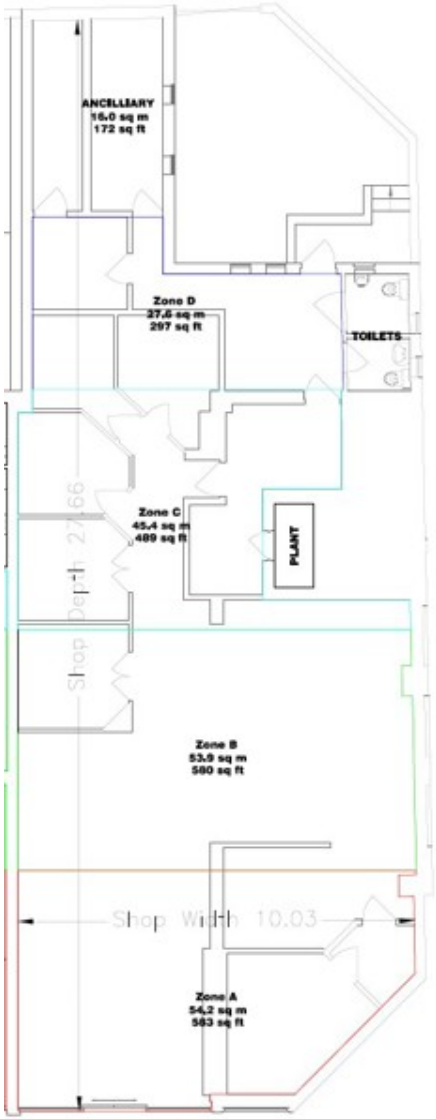
We understand the property has an EPC rating of D.

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.



FLOOR PLAN For identification purposes only.

GOAD PLAN For identification purposes only.

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 £40,000 per annum exclusive, subject to vacant possession. Alternatively the property could be bought, and we are seeking offers in excess of £580,000 (subject to contract).

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

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand the property is registered 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.

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Further Information

Please contact the sole agents Flude Property Consultants:

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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.

9 April 2026

The Commercial Property Network

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