



85-87 Albert Road
Southsea PO5 2SG

TO LET

PROMINENT CLASS E PREMISES

Total Sales Area 155 sq m (1,675 sq ft)

Key Features:

- Central location within Southsea
- Busy and popular retail location
- Ground floor unit with open plan sales area
- Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses
- New EFRI lease available
- Rent £32,500 pax
- Nearby occupiers include Wine Vaults, Porters, Lord John Russell, Bored of Southsea and Gin & Olive





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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 at its junction with Goodwood Road.

Occupiers on Albert Road include The Kings Theatre Wine Vaults, Porters, Lord John Russell, Bored of Southsea and Gin & Olive.

Accommodation

The accommodation forms part of a prominent corner building, which benefits from a glazed return frontage. Internally, the unit provides open plan retail space over ground floor.

The accommodation has an approximate NIA of 155 (1,675 sq ft).

EPC

We understand the property has an EPC rating of C (61).

Legal Fees

Each party to bear their own legal costs incurred.

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.

Terms

The accommodation 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 £32,500 per annum.

Business Rates

Rateable Value (2017): £21,500.

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

VAT

Rents and prices are quoted exclusive of, but may be subject to 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:

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Portsmouth Office
portsmouth@flude.com
023 9262 9000



30 September 2020



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



85-87 Albert Road
Southsea PO5 2SG

GOAD Map



For identification purposes only.

50 metres



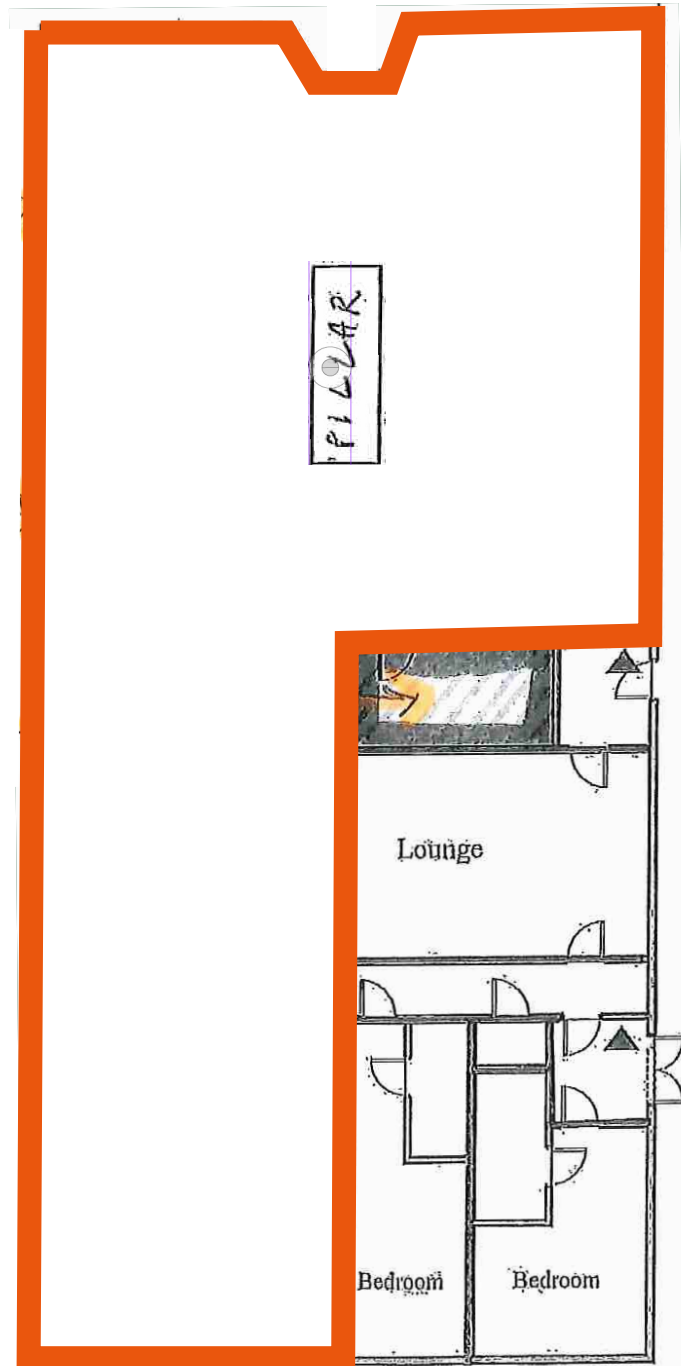
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Floor Plan



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