



5 Palmerston Road
Southsea, Hampshire, PO5 3QQ

TO LET

Substantial Class E Premises Sales Area - 2,354 sq ft

Key Features:

- Prime retailing position in Southsea
- Situated on a busy pedestrianised High Street
- Thriving retail and leisure destination
- Substantial ground-floor retail unit, offering a generous open-plan sales area
- Practical ancillary accommodation, including storage space, staff facilities and W/C
- Quoting £47,500 per annum exclusive
- New lease available, subject to vacant possession
- The area is a popular, established retail and leisure destination, with national and independent occupiers in the vicinity
- Including Specsavers, Costa, Greggs, Waitrose, Boots, TG Jones, Tesco Express, MyDentist and New Look





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Location

The property is situated in the heart of Southsea in a prime retailing position on the eastern 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, Greggs, Waitrose, Boots, TG Jones, Tesco Express, MyDentist 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

The property comprises a substantial ground-floor retail unit, offering a generous open-plan sales area ideal for a wide range of occupiers. To the rear, the unit benefits from practical ancillary accommodation, including storage space, staff facilities and W/C. Externally, the premises enjoys convenient rear access and loading via a public car park, together with dedicated bin storage.

Accommodation

The accommodation has the following approximate Net Internal Area (NIA):

| Area | Sq Ft | Sq M |
|----------------------|-------|--------|
| Ground Floor (Sales) | 2,354 | 218.69 |
| Ancillary | 649 | 60.29 |
| Total | 3,002 | 278.89 |

EPC

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.

5 February 2026

Planning

We 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 to be agreed at a commencing rent of £47,500 per annum exclusive.

Business Rates

Ratable Value (2026): £37,000

Occupiers will pay approximately 38% of this per annum

All interested parties should make their own enquiries at <https://www.gov.uk/introduction-to-business-rates>

VAT

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

Legal Fees

Each party to bear their own legal costs incurred.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

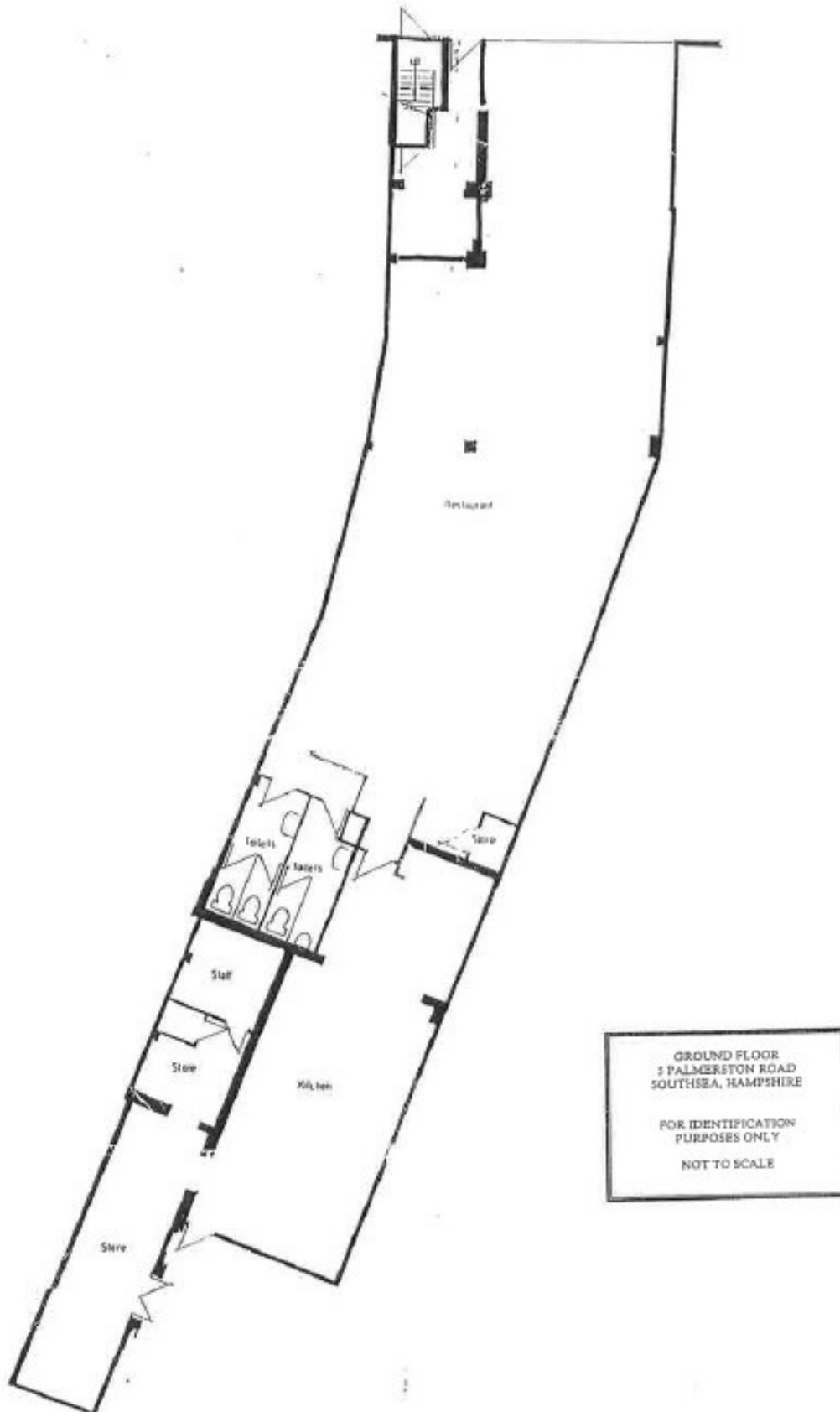
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Floor Plan



For identification purposes only.