



25 London Road
Portsmouth, Hampshire, PO2 0BQ

TO LET

Well Located Class E Premises Sales Area - 1,721 sq ft

Key Features:

- Portsmouth is a major south coast city
- Well-established retail destination within a densely populated suburban district
- Located a short distance from M27/A27
- Public car parking nearby
- Well fitted and open plan sales area
- Rear access for loading and servicing
- Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses
- Rent £35,000 pax
- New FRI lease available
- Nearby occupiers include Lidl, Iceland, Savers, Costa, Superdrug and Greggs





25 London Road
Portsmouth, Hampshire, PO2 0BQ

Location

Portsmouth is a major south coast city. The subject property is situated on the eastern side of London Road, in the North End area of Portsmouth. This is a well-established retail destination within a densely populated suburban district.

Description

The property comprises a mainly single storey mid-terraced building, with part first floor.

Internally, the ground floor provides mainly open plan retail accommodation, with office/storage areas, a staff kitchen, and WCs on the rear. The first floor provides further storage.

Externally, to the rear there is a hardstanding area for loading and servicing, accessed via a main road.

Accommodation

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

Area	Sq Ft	Sq M
Sales Area	1,721	159.88
Ground Floor Ancillary	1,655	153.75
First Floor	86	7.99
Total	1,721	159.88

EPC

We understand the property has an EPC rating of D (01 August 2027).

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 full repairing and insuring lease for a term to be agreed at a commencing rent of £35,000 per annum exclusive.

Business Rates

Rateable Value (2026): £27,500

Occupiers will pay approximately 38% of this per annum.

VAT

We understand the property is registered for VAT.

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.

21 July 2026

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Louis Burch
l.burch@flude.com
023 9262 9010
www.flude.com

Sebastian Martin
s.martin@flude.com
07800 562509



Flude
PROPERTY CONSULTANTS





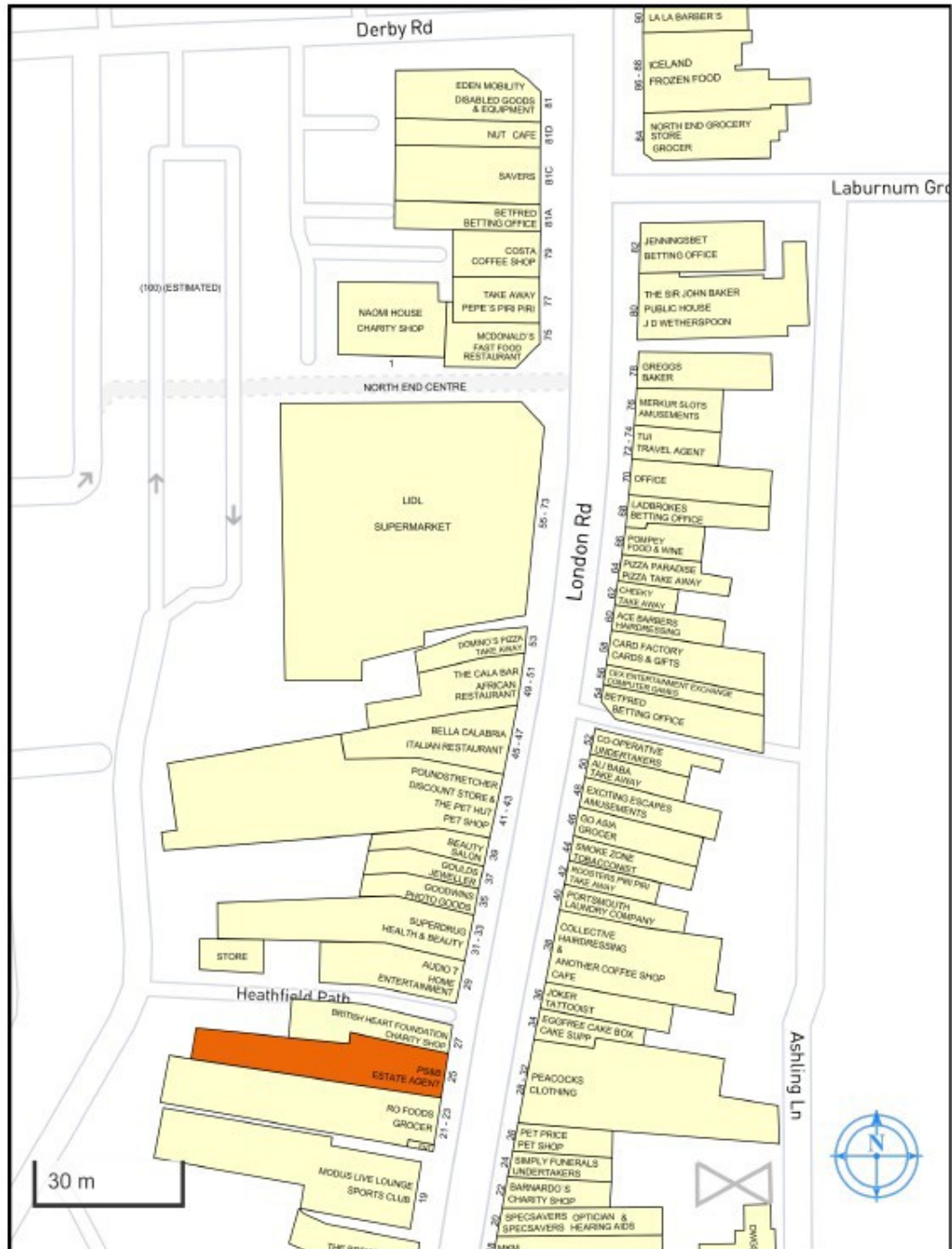
25 London Road
Portsmouth, Hampshire, PO2 0BQ

GOAD Map



Portsmouth - London Road (Organisation)

Modified: 14-Jul-26 08:34:53 / Surveyed: 11-Sep-25



Copyright and confidentiality © 2025 Experian. All rights reserved.
© Crown Copyright and database rights 2025 AC0000807366

Experian Goad Plan Created: 14/07/2026

For more information on our products and services:
www.experian.co.uk/business-products/goad |
sales@uk.experian.com

For identification purposes only.



25 London Road
Portsmouth, Hampshire, PO2 0BQ

Floor Plan



For identification purposes only.