



197 Albert Road
Southsea, Hampshire, PO4 0JP

TO LET

Lock-Up Shop Total NIA - 304 sq ft

Key Features:

- Central location within Southsea
- Busy and popular retail location
- 100% business rate relief possible
- New EFRI lease available
- Rent £900 pcm
- Not suitable for food
- Class E unit perfect for beauty, nails, barber, or any other kiosk use
- Nearby occupiers include Tesco Express, Sainsbury's Local, Pad Thai Southsea and Age UK





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Location

The property is located in the busy and popular Southsea area within Portsmouth, on the northern side of Albert Road close to its junction with Francis Avenue.

Nearby occupiers include Tesco Express, Sainsbury's Local, Pad Thai Southsea and Age UK.

Description

The subject property comprises a ground floor retail unit providing an open-plan sales area, with a WC located to the rear. The premises are suitable for a variety of uses falling within Use Class E.

Accommodation

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

Area	Sq Ft	Sq M
Ground Floor - Sales Area	304	28.24
Total	304	28.24

EPC

We understand the property has an EPC rating of C.

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 to be agreed at a commencing rent of £900 per month. The landlord requires a six month rent deposit and personal guarantor.

Business Rates

Rateable Value (2026): £5,300

100% business rate relief possible

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.

8 June 2026

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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Flude
PROPERTY CONSULTANTS





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GOAD Map



For identification purposes only.