



19 London Road
Portsmouth, Hampshire PO2 0BQ

TO LET

PUB/RESTAURANT PREMISES

Total Size 731 sq m (7,869 sq ft)

Key Features:

- Situated in established retail and residential location
- Prominent character building
- Spaciously laid out providing 150 covers currently
- Extended trading hours
- New FRI lease available
- Rent on application
- Nearby occupiers include The Tap, Specsavers and Lidl





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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 situated on the western side of London Road in North End, which is an established retail location and a densely populated suburb of Portsmouth. Nearby occupiers include The Tap, Specsavers and Lidl.

Accommodation

The property comprises a prominent character building which is configured as a full fitted pub / restaurant over ground and first floors. Internally the accommodation is spaciously laid out and provides 120 covers together with a bar area. There is a kitchen and storage at the rear.

The property has the following approximate NIA:

Area	Sq M	Sq Ft
Ground Floor	427 sq m	4,599 sq ft
First Floor	303 sq m	3,270 sq ft
Total	731 sq m	7,869 sq ft

EPC

To be confirmed.

Planning

We understand that the premises benefit from Class A4 use within the Use Classes Order 1987 (as amended).

Premises can trade between the hours of 10:00 and 00:30 Sunday to Thursday and 10:00 and 1:30 Friday and Saturday.

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed. Rent on application.

Premium offers are invited for our client's leasehold interest and the fixtures and fittings. Further details on application.

Business Rates

Rateable Value (2017): £73,500.

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

VAT

We understand that the property is not elected for VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Flude Commercial 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 Commercial 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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07800 562509

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Flude
PROPERTY CONSULTANTS



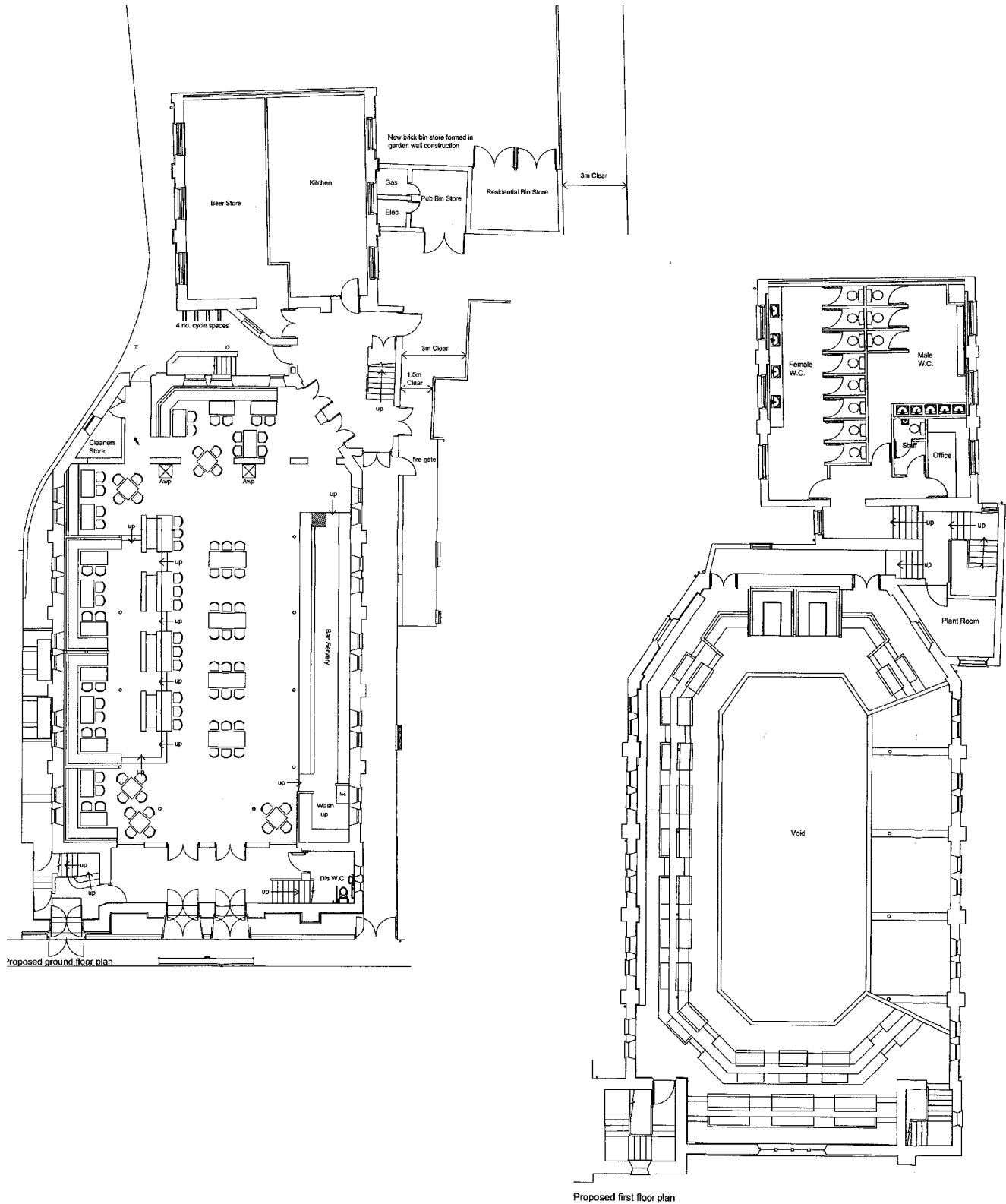
8 July 2020

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



19 London Road
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Floor Plan



For identification purposes only



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Goad Map

