



TO LET/FOR SALE

51 Albert Road
Southsea, Hampshire, PO5 2SF



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Key Features

- Southsea is vibrant and well-established
- Albert Road is a diverse commercial thoroughfare
- Open plan retail space
- Ancillary: 29 sq ft
- Rent £16,500 pax
- New effectively FRI lease available
- Alternatively, the freehold interest is available subject to existing long leasehold of flat
- Guide price £175,000 stc
- Occupiers on Albert Road include The Kings Theatre Wine Vaults, Porters, Lord John Russell, Bored of Southsea and Gin and Olive



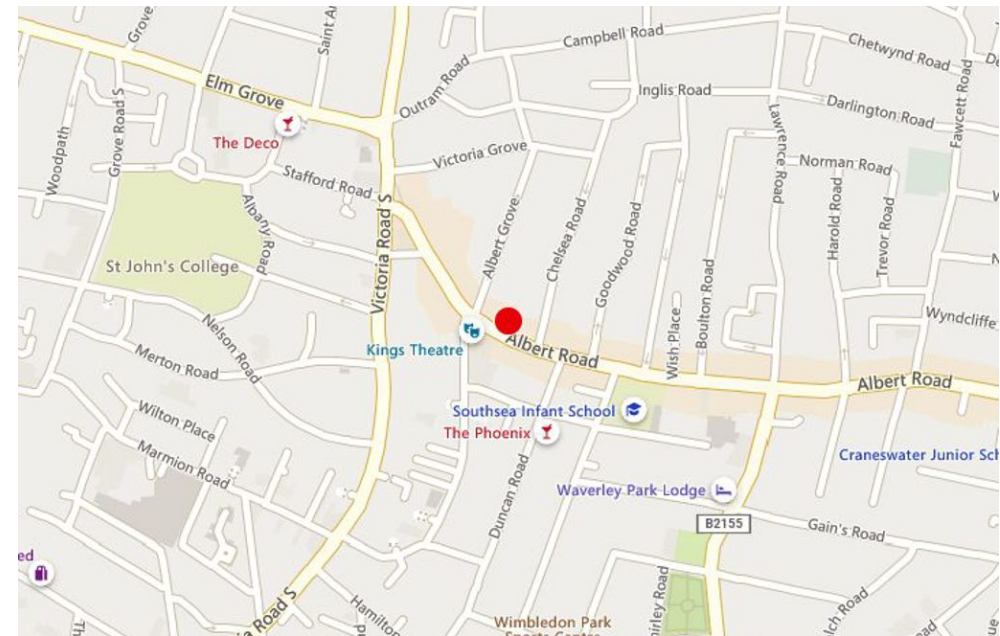


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Location & Situation

Southsea is a vibrant and well-established coastal district situated within the city of Portsmouth, Hampshire.

Albert Road serves as one of Southsea's principal thoroughfares and is a key commercial artery, linking the seafront with the wider Portsmouth area. The road is characterised by a diverse range of occupiers including national operators, independent traders, and a lively evening and night-time economy, underpinned by several public houses, bars, and entertainment venues, including the well-known Kings Theatre.





Description & Accommodation

The premises comprises a ground floor retail unit with ancillary, kitchenette and a WC to the rear. Additionally, there is small, private outdoor patio at the rear of the unit.

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

Area	Sq Ft	Sq M
Sales area	806	74.88
Ancillary	29	2.69
Total	835	77.57





Rateable Value

Rateable Value (2026): £9,800

Occupiers will pay approximately 38% of this per annum.

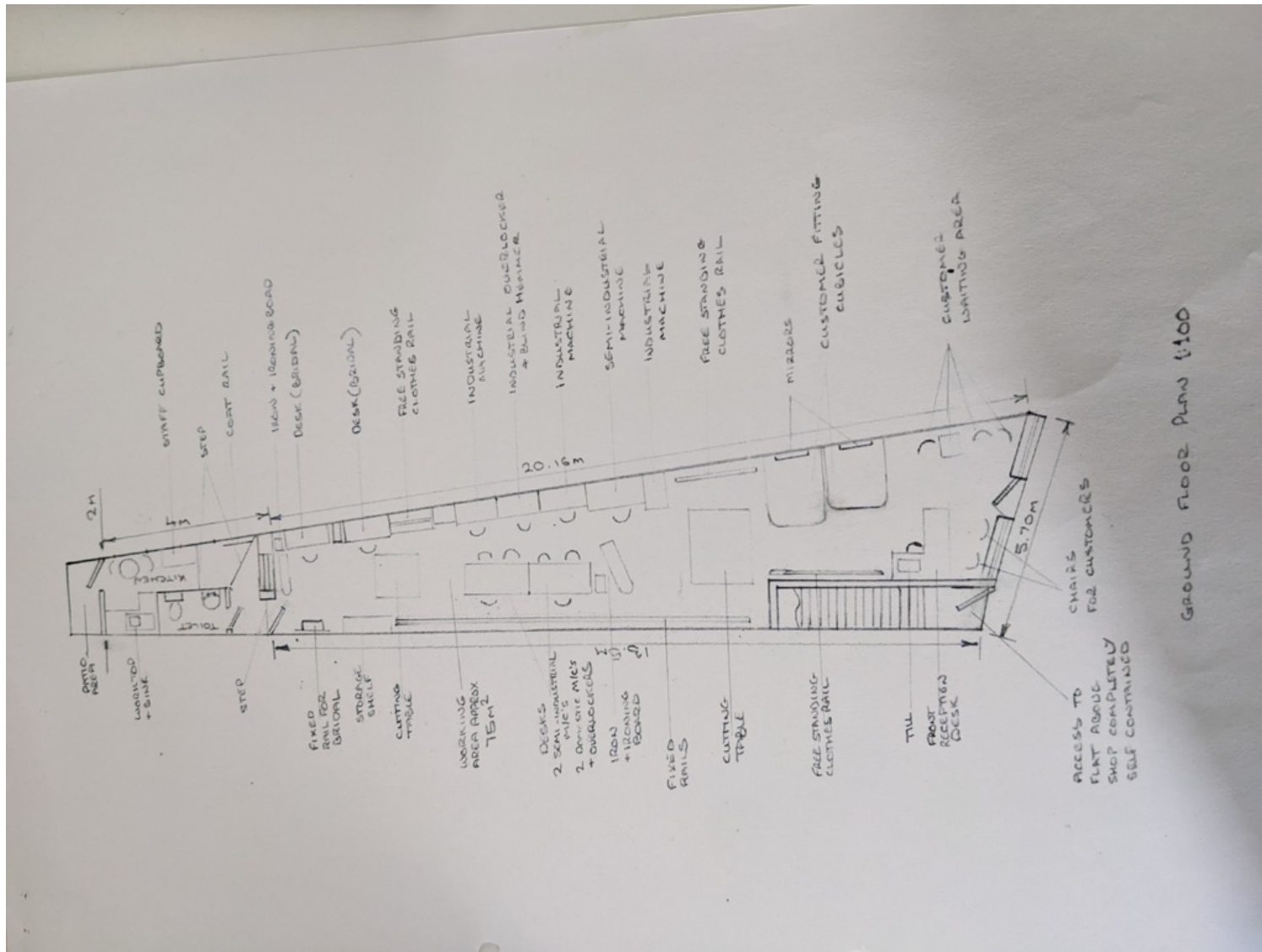
EPC

We understand the property has an EPC rating of C (expiry date - 02/10/2035).

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.





FLOOR PLAN For identification purposes only.



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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 £16,500 per annum exclusive. The building insurance is £491 per annum, shared equally with the owner of the flat above.

Alternatively, we have been instructed to market the freehold interest, subject to the existing long leasehold flat and contract, at a guide price of £175,000.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand that the property is not elected for VAT.

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

Please contact the sole agents Flude Property Consultants:

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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.

3 February 2026

