



Unit 8, Ocean Retail Park, Burrfields Road, Portsmouth PO3 5NP



## KEY FEATURES

- Portsmouth Retail Park
- Prominent Unit available To Let
- Ideally suited to a recognised national or regional brand
- Next to Subway, McDonald's, LIDL, TK Maxx, M&S Foodhall, Currys, Boots, Halfords, BM Homestore
- **Passing Rent** - £52,500 pax
- **Rateable Value:** £36,250
- Offered by way of a lease assignment
- 749 sq ft open-plan retail space plus 711 sq ft bakery, prep and ancillary space, totalling 1,460 sq ft / 135 sq m
- Glazed frontage of 8m30 width
- Air-conditioning, LED spotlights, laminate flooring security alarm and camera system, 3-phase electricity
- Versatile unit, may suit a similar business or pure retail use
- 5m88 ceiling height (within retail space)
- 600-space public car park
- 2 miles south of A27 Havant Bypass
- 3.5 miles north east of Gunwharf Quays and Spinnaker Tower

## SITUATION

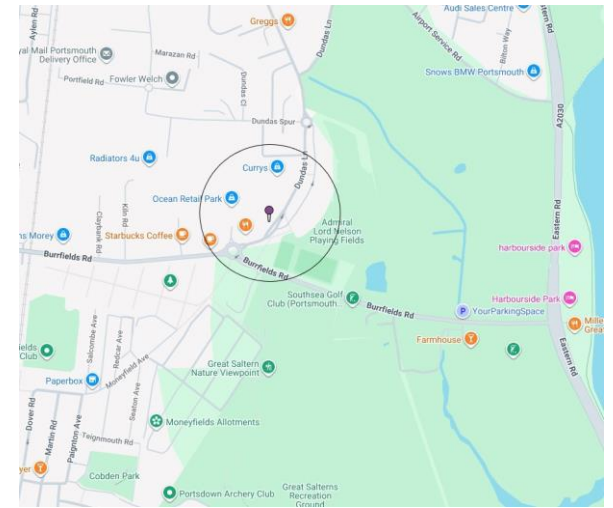
Ocean Retail Park is a prominent out-of-town retail destination situated to the east of Portsmouth, offering a modern and well-configured retail environment. The park is anchored by major national retailers, such as Subway, McDonald's, LIDL, TK Maxx, M&S Foodhall, Currys, Boots, Halfords, BM Homestore and therefore provides a strong mix of comparison and convenience outlets, supported by extensive on-site parking and easy access for both pedestrians and vehicles.

The location benefits from excellent connectivity, being adjacent to the A27 and A3(M), providing direct access to the wider Portsmouth area and the South Coast. The retail park also serves a large residential catchment in and around Portsmouth, attracting strong footfall throughout the week and at weekends. Ocean Retail Park is recognised as a key retail destination in the city, offering high visibility and a thriving commercial environment.

## DESCRIPTION

The available unit is half of a detached building situated to the south-eastern corner of the retail park bordering Dundas Lane. It enjoys good levels of natural light thanks to its glazed frontage, and is presently configured as an open-plan coffee shop with serving counter to the front and a spacious kitchen to the rear, along with ancillary prep areas including a cloakroom/WC, walk-in chiller and rear access door.

The unit features LED panel lights, suspended ceiling (to kitchen), A/C units, laminate flooring, three phase electricity supply, industrial style lighting and ventilation grid, CCTV system.



## ACCOMMODATION

We have undertaken a measured survey which identified a total net internal area of 1,460 sq ft.

## TENURE

Available to let by way of an assignment of the existing 10-year lease, dated 1/1/23, at a passing rent of £52,500 pa, exclusive of any service charge, buildings insurance premium, business rates, utilities, VAT and any other occupational costs, as appropriate. The lease has a rent review in 2027 and a break option in 2028.

## EPC RATING

Rated B (39).

## LEGAL COSTS AND VAT

Each party is expected to bear their own legal costs in this transaction. It is to be established if the unit is elected for VAT purposes.

## RATEABLE VALUE

Online enquiry via [www.voa.gov.uk](http://www.voa.gov.uk) indicates a rateable value of £36,250 from 1<sup>st</sup> April 2026. According to the November 2025 Budget statement, eligible Retail, Hospitality & Leisure (RHL) businesses will benefit from additional relief.

Please contact us to discuss this, or check this information directly with the relevant Local Authority.

## VIEWINGS

All enquiries and appointments to view must be made via contacting the sole agents, through whom all negotiations will take place.

Please call Trinity Rose Commercial on 01962 888900 or email [commercial@trinity-rose.co.uk](mailto:commercial@trinity-rose.co.uk)



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- Development Monitoring
- Block Management



#### COMPLIANCE

Under the Anti-Money Laundering (Amendment) Act 2017 we are obliged to verify the identity of a proposed tenant/purchaser prior to instructing solicitors. This is to help combat fraud and money laundering. A request will be sent once terms have been agreed. April 2026.