

**TO LET**  
Commercial Space

**31 Portsmouth Road,  
Southampton, Hampshire,  
SO19 9BA**

**Key Features**

- Net Internal Area 739 sq.ft (68.65 sq.m)
- Asking Rent £14,000 per annum
- New Lease
- Good public transport links
- Suitable for a variety of uses
- Small Business Rates Relief (subject to eligibility)



## Location

The premises is located in Southampton in close proximity to the A3025. The property is positioned on Portsmouth Road which provides heavy foot traffic, and good public transport links. Nearby occupiers include Food Plus, Olaf's Tun, Hyde Insurance service, Kebab Centre and other local and national occupiers.

## Description

The property comprises of a ground floor commercial space suitable for a variety of uses. The shop benefits from a WC, a Kitchenette and rear access and store.

/// What3words: [chair.splash.composers](#)

## Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £14,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

## Accommodation

Floor Areas	Sq Ft	Sq M
Total Net Internal Area	739	68.65

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.



## VAT

We understand that VAT is payable, however all parties are advised to make their own enquiries into the matter.

## Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

## EPC

Asset Rating To be assessed

## Rateable Value

2025/26 Rating - £7,900      2026/27 Rating - £9,100  
Source [www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates)

## Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



## Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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