

# Fully Fitted, City Centre Restaurant

Catherine House, Stanhope Rd | Portsmouth | Hampshire | P01 1DZ



HR

HANTS REALTY

Eddisons

Incorporating Daniells Harrison

01329 221199

# Key Considerations

- Attractive, high quality, fully fitted, air conditioned Restaurant
- Prominent corner location on part pedestrianised street
- Restaurant unit of 1830.6 sq ft in total including store
- Additional 850 sq ft outside seating area
- Full ON and OFF trade alcohol license
- Fully fitted from a shell in 2023 (including all M&E)
- Sale due to business relocation (must be rebranded)
- Low or no business rates payable
- Low rent of **£20,000 pa** which equates to **£10.90 per sq ft**
- Rent is inclusive of service charge and maintenance.
- Renewable, Internal repairing & insuring lease until 2033
- Premium offers invited in the region of **£65,000** for the benefit of the fixtures and fittings.





## Location

The island city of Portsmouth is located on the south coast of England, approximately 75 miles south west of London, 25 miles east of Southampton and has a permanent population of over 210,000.

Portsmouth is Hampshire's second largest city and has been home to the Royal Navy for over 500 years and is one of the UK's main commercial ports.

Portsmouth benefits from direct motorway access via the M275, which links to Junction 12 of the M27. In addition, the A3 connects Portsmouth with the M25 and Central London.

Portsmouth and Southsea mainline railway station connects to Southampton in 45 minutes, Gatwick Airport in 1 hour and 20 minutes and London Waterloo in 1 hour 30 minutes.



Dockyard and Ferry Terminal

City Centre

● Catherine House  
Railway Station

Gunwharf Quays

University

Old Portsmouth

Southsea

Common and Seafront

## Situation

The property occupies a prominent corner position on the south side of Stanhope road a busy city centre thoroughfare. A pedestrianised street runs down the side of the property connecting the city centre to Victoria park which recently had £3.2m of investment.

The subject property is located directly below a 1,000 room student hall of residence and adjacent to the Guildhall which holds regular large events of up to 1,900 people. Being only a short distance from Commercial Road the prime retailing centre of the city, other occupiers in the vicinity include Sainsburys, Naty's Jerk, Costa Coffee, Nosh box, Tesco, Greggs, Travelodge & Premier Inn.

The property is also a short distance from Portsmouth and Southsea Railway Station, Portsmouth University Campus, Portsmouth Council Civic Offices and numerous Halls of residence, residential apartments and hotels.





## Description

The property comprises a ground floor, lock-up, restaurant (E Class) unit of 1,830 sq ft in size. The unit was fitted out from a shell to include all new wiring, plumbing, air-conditioning, air circulation, extraction fire alarms system and decoration, completing in September 2023.

The restaurant area is split into two sections, the main restaurant and a private hire room, in total the restaurant can sit approximately 62 guests plus 10 at the bar and lobby, however the space could easily be reconfigured to sit more.

There are two toilets, a large fully fitted trade kitchen and a kitchen store/prep area and externally there is an additional large store room with power.

The restaurant is currently trading as Baja Mexicali which is a Californian / Mexican style restaurant but due to relocation of the business the brand is not included in the sale and must be changed.

## EPC

The property has an EPC rating of B-26


## VAT

The property is elected for VAT

Accommodation	SQ FT	SQ M
Restaurant	1544.73	143.51
Store	285.89	26.56
<b>Total</b>	<b>1,830.62</b>	<b>170.07</b>

Measured in accordance with the RICS Property Measurement Standards, 1st edition



The image shows the interior of a restaurant or bar. On the left, there is a long bar with a dark countertop and a brick-patterned base. Behind the bar, shelves are filled with various bottles of alcohol. In front of the bar, a row of wicker stools with wooden legs is lined up. The walls are made of light-colored horizontal wooden planks. On the wall behind the bar, there are several decorative plates and a sign that says "Baja MEXICALI". The ceiling features large, woven wicker light fixtures. In the background, there are tables and chairs, suggesting a dining area. The floor is made of dark wood. The overall atmosphere is warm and rustic.

## Tenure

Leasehold. Assignment of a 10 year lease from 28.03.2023. The lease has protection from the Landlord and Tenant Act 1954 (renewable) and has the benefit of a tenant only break clause at year 5.

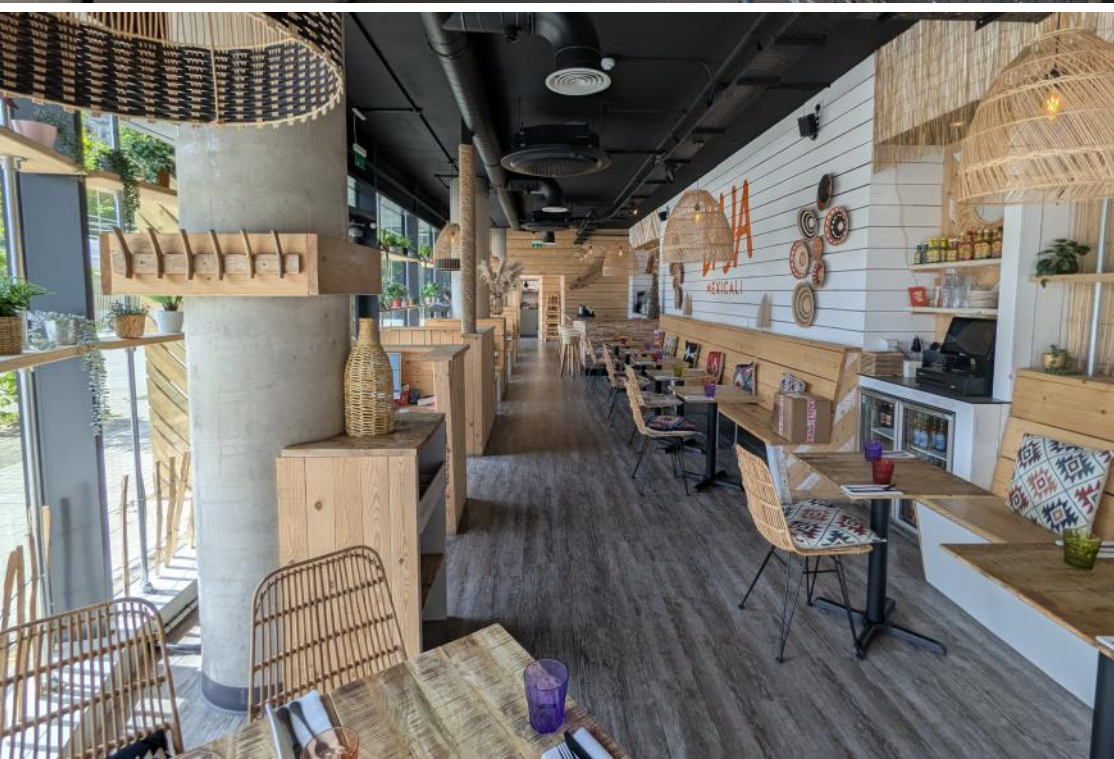
The passing rent is £20,000 per annum which is inclusive of all maintenance and service charges with the only additional cost being a share of the building insurance (£755 – 24/25).

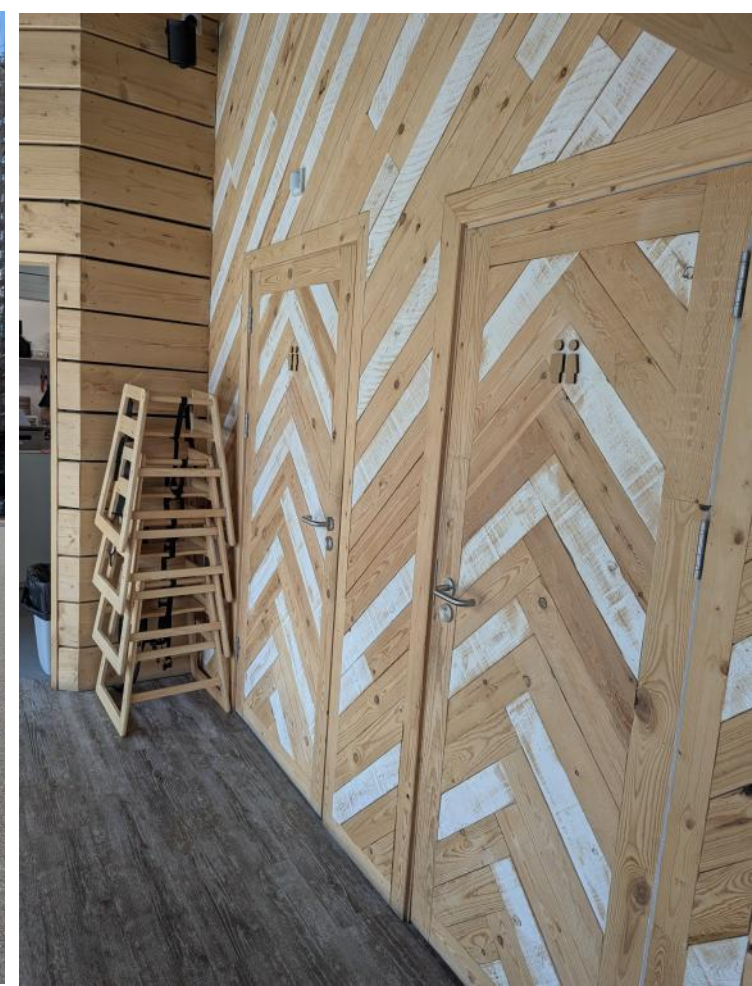
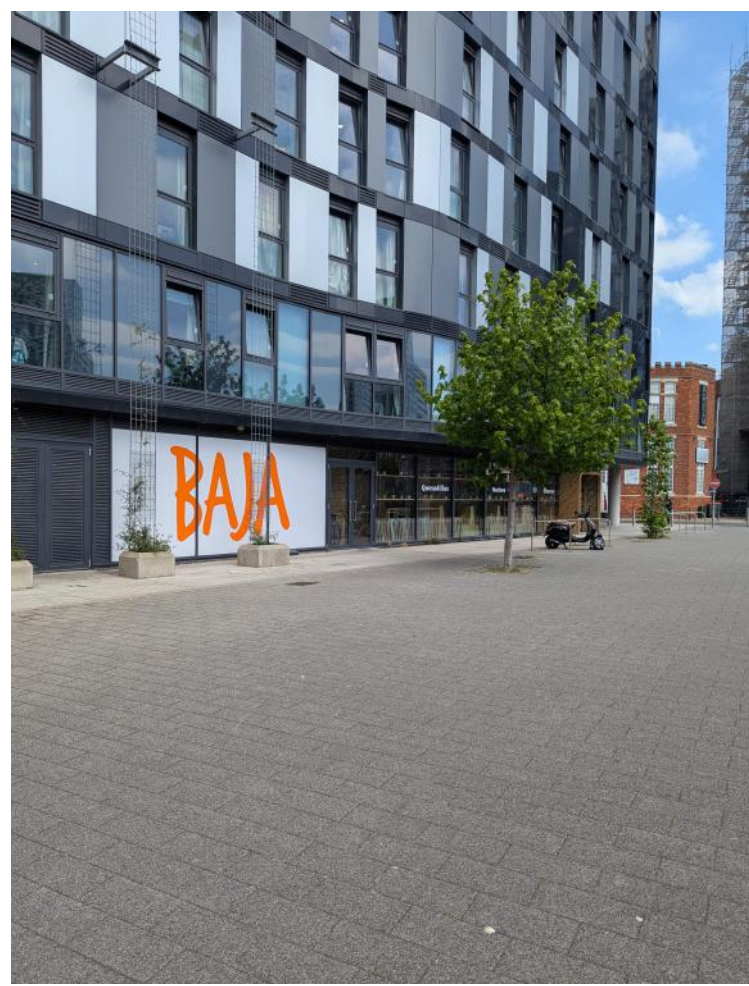
For the sake of transparency a director of Hants Realty (the agent) is also a Director of Baja Mexicali (the tenant), however it is proposed that the remainder of the lease is to be assigned to the successful party in a new company name.

## Fixtures and Fittings

The business is currently trading as a Californian restaurant and cocktail bar so has all of the required fixtures and fittings to trade including a fully fitted kitchen with extraction system.

All equipment is fully owned and to be included within the sale save for a few personal items. A full itinerary can be provided on request.







**HR**  
**HANTS REALTY**

**Eddisons**  
Incorporating Daniells Harrison  
**01329 221199**

## Proposal

Offers are sought in excess of **£65,000** (Sixty Five thousand pounds) for the benefit of the lease and fixtures and fittings subject to contract.

For more information or to view please contact:

**Robert Lee MRICS**

07791 423137 – [robert.lee@hantsrealty.co.uk](mailto:robert.lee@hantsrealty.co.uk)

**Nick Holtby MRICS**

07890 951630 – [nick.holtby@eddisons.com](mailto:nick.holtby@eddisons.com)

Misrepresentation Act: 1. Hants Realty on its own behalf and on behalf of the instructing party of this property whose agent Hants Realty is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the instructing party does not make or give, and Hants Realty nor any of their members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the instructing party are those contained and expressly referred to in the written contract for sale or agreement for lease between the instructing party and a purchaser or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Hants Realty is the trading name for Hants Realty Ltd (11004414). May 2025.