



TO LET

201 Portswood Road
Southampton, Hampshire, SO17 2NF



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Key Features

- Prominent position on Portswood Road
- Established and busy retail destination
- High levels of passing pedestrian and vehicular traffic
- Excellent nearby public car parking and on-street parking
- Open-plan ground floor retail accommodation
- Basement storage - 510 sq ft
- Rent: £36,000 per annum exclusive
- New EFRI lease available
- Nearby occupiers include Waitrose, Pepp's, KFC, Coffee Cup, Papa John's, Sainsbury's, Ladbroke's and a variety of other national and independent retailers





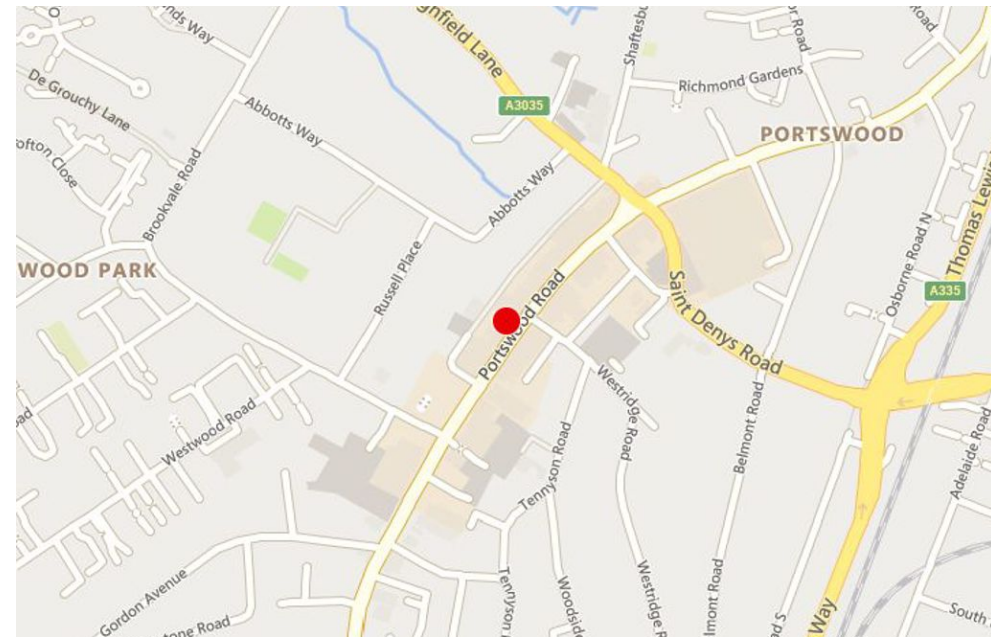
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Location & Situation

The property occupies a prominent position on Portswood Road, a well-established and busy retailing destination serving the local catchment area.

The location benefits from high levels of passing pedestrian and vehicular traffic, together with excellent accessibility via nearby public car parks and on-street parking.

Surrounding occupiers include Waitrose, Pepp's, KFC, Coffee Cup, Papa John's, Sainsbury's, Ladbroke's and a range of other independent and national retailers.





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Description & Accommodation

The property comprises a self-contained ground floor retail unit providing predominantly open-plan sales accommodation. To the rear is a staff WC, with additional storage accommodation at basement level.

The premises are suitable for a variety of retail, leisure and other commercial uses, subject to the necessary consents, and offer an excellent opportunity to occupy a well-positioned unit within an established retail parade.

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

Area	Sq Ft	Sq M
Ground Floor	967	89.83
Basement	510	47.38
Total	1,477	137.21





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Rateable Value

Rateable Value (2026): £22,500

Occupiers will pay approximately 38% of this per annum.

EPC

We understand the property has an EPC rating of C-63 (expiry date - 29 July 2034).

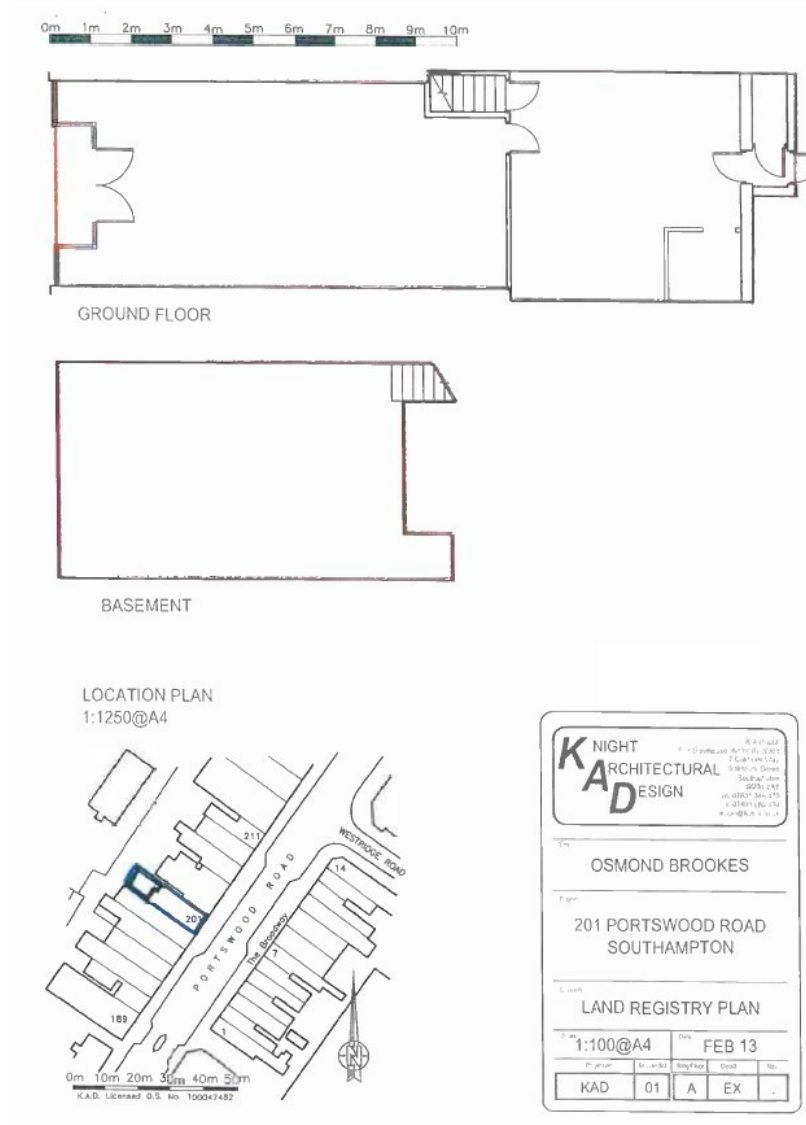
Planning

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.





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FLOOR PLAN For identification purposes only.



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Terms

The property is available to let by way of a new lease on effectively full repairing and insuring terms, subject to vacant possession, for a term of five years at a commencing rent of £36,000 per annum exclusive.

The landlord will require a six-month rent deposit, together with a personal guarantor. The lease is to be contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954 (Part II).

A premium of £20,000 is sought for the new lease.

Legal Fees

The tenant will be responsible for their own legal costs and a contribution to the landlords legal fees will be required of £1,250 plus VAT.

VAT

Rents and prices are quoted exclusive of, but may be subject to 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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17 August 2026

