

# Café/Restaurant To Let

(A1 / A2 / A3 Consent)

**59 Osborne Road  
Southsea  
PO5 3LS**



## LOCATION

Osborne Road forms part of the main commercial centre of Southsea, being at the Junction with Palmerston Road and Clarendon Road. It is a short walk away from Southsea Sea Front.

The property is situated on the northern side, close to Debenhams Department Store and Knight and Lee (John Lewis Group) and is an established dining destination with multiple restaurateurs and publicans.

Nearby are both national and independent occupiers including Spar, The Belle Isle, Rancho Steakhouse, Southsea Coffee Company, 6oz Burgers, Circolo Pizzeria Rowland's Pharmacy and Leaders Estate Agents.

## ACCOMMODATION

The property comprises a ground floor dining / retail area with a high ceiling height of approximately 592 sq ft (55 sq m). There is also ancillary staff / prep area to the back, which is currently in shell condition. The property benefits from rear access from Serpentine Road, offering an enclosed yard for off-road parking or loading.

There is also a tiled basement area, with a head height of 1.9m, which has potential for multiple uses.

The property has the following approximate areas and dimensions:

	M	FT
Internal Width	5.4 m	17' 8"
Shop Depth	9.1 m	29' 10"
Built Depth	18.4 m	60' 6"
<b>Ground floor sales</b>	<b>55 sq m</b>	<b>592 Sq ft</b>
Prep / Staff areay	22.3 sq m	240 sq ft
<b>Basement</b>	<b>61 sq m</b>	<b>656 Sq ft</b>
Total:	138.3 sq m	1,488 sq ft

## TERMS

We are instructed to arrange a new effective Full Repairing and Insuring Lease for a term to be agreed at a commencing rent of £30,000 pax.



The Code of Practice for Commercial Leases recommends that parties intending to enter into leases should seek early advice from property professionals or Lawyers. Alternative terms may be requested subject to negotiations

## LEGAL COSTS

The prospective tenant may be required to contribute to the costs incurred in this transaction.

## VIEWING

All arrangements to view must be made by prior appointment with Sole Agents GARNER WOOD on 023 9262 9000.

GW 04787 180904

SSSOsborne Road 59

# GARNER WOOD

**Tel: 023 9262 9000**

## Particulars

- **BUSY RETAIL LOCATION**
- **ENERGY RATING: C (73)**
- **ENCLOSED YARD WITH REAR VEHICULAR AND PEDESTRIAN ACCESS**
- **SALES: 592 SQ FT (55 SQ M)**
- **ASKING RENT: £30,000 PAX**
- **RATEABLE VALUE: £13,250  
SOURCE: VOA WEBSITE  
(04/2017)**
- **ALL TERMS QUOTED ARE EXCLUSIVE OF VAT (EXCEPT WHERE SPECIFICALLY STATED).**
- **SERVICES PLANT EQUIPMENT AND FIXTURES NOT TESTED.**



50 metres

Experian Goad Plan Created: 25/04/2018

Created By: Garner Wood



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