# To Let

- Business rates of approximately £619 per annum from April 2027, subject to eligibility
- Close to national and local occupiers
- Suitable for variety of occupiers within Class E
- 1 car parking space
- Close to free public car parking




Keygrove
www.keygrove.com
023 8063 5333

## Portswood Road Shop

1,069 sq ft (99.31 sq m)

21, Addis Square, Portswood Road, Southampton, Hampshire, SO17 2NE

21, Addis Square, Portswood Road, Southampton, Hampshire, SO17 2NE

## Description

This retail property has prominent frontage onto Portswood Road and comprises a self contained retail unit of 1069 sq ft.

The shop benefits from LED lighting and vinyl flooring, is suitable for a variety of occupiers within Class E, other than hot food. The shop has a well presented basement.

There are WC and kitchenette facilities. There is 1 allocated parking space in the rear car park and free public parking close-by.

## Accommodation

| Floor | Area (sq ft) | Area (sq m) |
|---|---|---|
| Basement | 623 | 57.88 |
| Ground Floor | 446 | 41.43 |
| **Total** | **1,069** | **99.31** |

## Energy Performance Certificate

EPC rating C57. A copy of the EPC is available on request.








Keygrove
www.keygrove.com
023 8063 5333

## Terms

21 Addis Square is available on a new full repairing and insuring lease at an initial rent of £25,000 per annum exclusive.

## Rates

The property has a Rateable Value of £18,250.

Following the Autumn Budget 2026, the Government has announced that qualifying retail, hospitality and leisure properties will benefit from 100% Small Business Rate Relief up to £18,000, with tapered relief between £18,000 and £21,000, from 1 April 2027 until 31 March 2029.

On this basis, the estimated rates payable for the property from April 2027 are approximately £619 per annum, subject to occupier eligibility.

Interested parties should make their own enquiries with the VOA.

## VAT

We are advised that VAT will not be payable.





Keygrove
www.keygrove.com
023 8063 5333

21, Addis Square, Portswood Road, Southampton, Hampshire, SO17 2NE

## Location

The property is located on the main shopping street of Portswood about three miles to the north east of Southampton City Centre. Portswood High Street is a main transport route for busses from the city centre to Southampton University. Southampton International Airport, Parkway railway station, and Junction 5 of the M27/M3 are within 3 miles. Nearby occupiers include Cakebox, Coffee No 1, KFC, Boots, Waitrose and Barclays. Portswood benefits from an affluent catchment along with a large student population.

*For all enquiries:*


**James Allen**

Email: **ja@keygrove.com**
Direct Dial: **023 8083 5962**
Office: **023 8063 5333**
Mobile: **07976 677482**


## Map




## Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

**Misrepresentation Act 1967** - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

**Finance Act 1989** - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761


Date published 23-Nov-2026


RICS® Regulated by RICS

Keygrove www.keygrove.com 023 8063 5333