



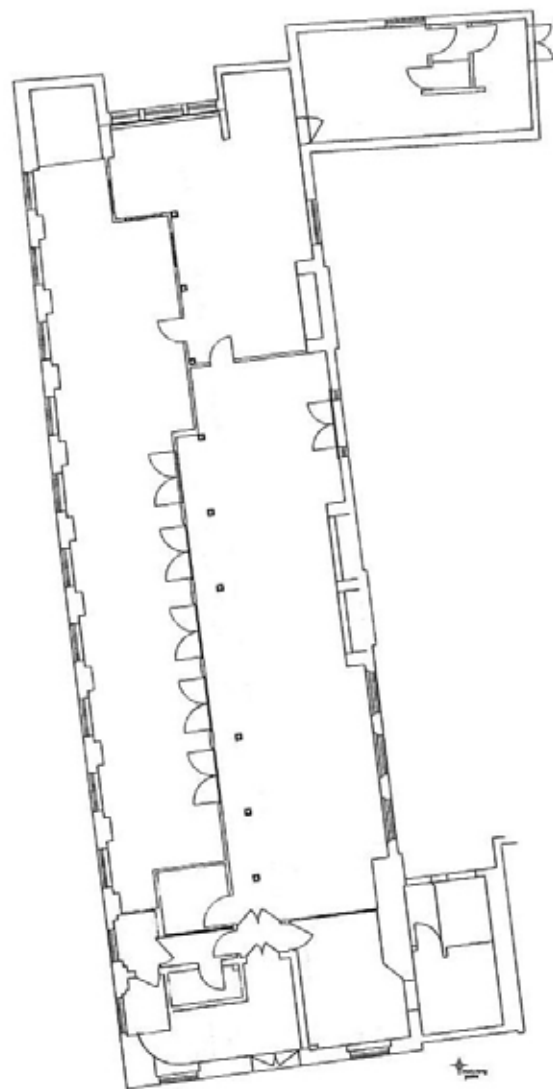
The Groundlings Theatre, 42 Kent Street  
Portsmouth PO1 3BS

TO LET | 518.65 sq. m. (5,583 sq. ft.)

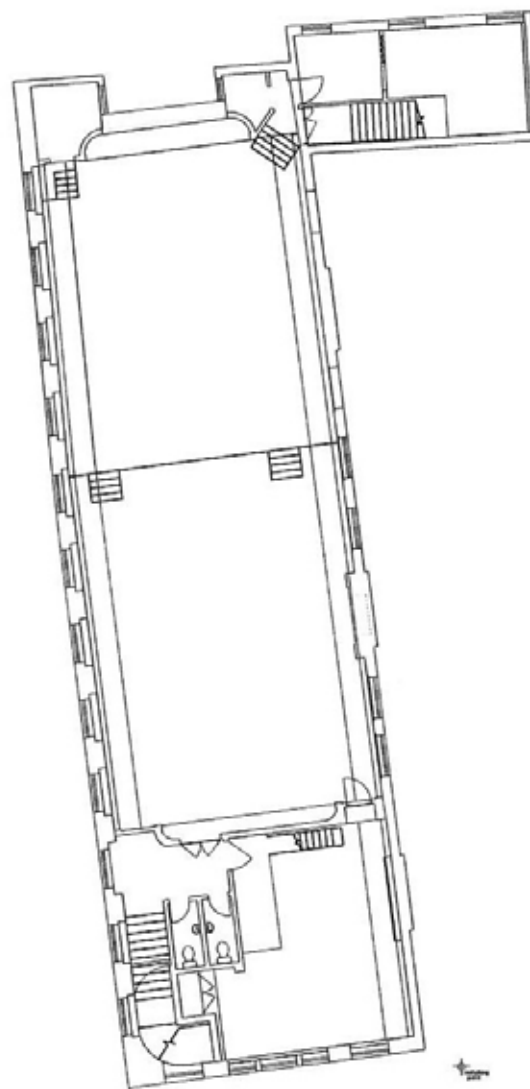
 HELLIER  
LANGSTON



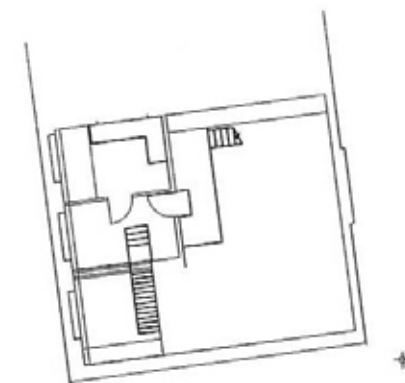




Existing Ground Floor



Existing First Floor



Existing Second Floor



## Summary

- Historic Grade II\* Listed Building originally built in 1784
- Retains many period features including original columns, high ceilings, sash windows, and period brickwork
- Main auditorium with tiered seating for approx. 100-120 patrons
- Reception/lobby area, bar, dressing rooms, rehearsal spaces, offices, storage and WCs
- Flexible configuration with potential for creative, educational, or event based uses
- Good on site car parking available
- Close proximity to Portsmouth Harbour train station and city centre amenities

## Description

A rare opportunity to lease one of Portsmouth's most historic properties. Formerly a Beneficial School and later a Masonic Hall before becoming a theatre, the property is arranged over two floors. The ground floor is currently arranged as offices, bar and storage with the main theatre and ancillary areas at first floor.

## Rent

On application.

## Tenure

Available on a new lease on terms to be agreed.

## Rateable Value

Arts centre theatre and premises - £37,250.

Source: [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

## Accommodation

The accommodation has the following areas:

Floor	Sq. m	Sq. ft
Ground Floor	262.90	2,830
First Floor	255.75	2,753
Total:	518.65	5,583

## EPC Rating

Rating - D99

## Location

Kent Street is situated in the heart of Portsmouth, within the Portsea area, just north of the city's waterfront. The theatre is well-positioned in close proximity to the Historic Dockyard (5 min walk), University of Portsmouth campus, Gunwharf Quays Shopping Outlet and Portsmouth Harbour Station (0.3 miles).

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax.

## Viewing

Strictly by appointment with the sole agents Hellier Langston.

## Code of Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

## Anti-Money Laundering

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.



Schedule an appointment

[www.hlp.co.uk](http://www.hlp.co.uk)

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E: [fareham@hlp.co.uk](mailto:fareham@hlp.co.uk)

Contact our agency team

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