

Lot 7, Speedy, 10a and Part 11 Rodney Road, Fratton, Portsmouth, Hampshire PO4 8SP

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Trade Counter Investment

- Let to Speedy Asset Services Limited on a Renewed Lease until 31st May 2035 (no breaks)
- 2030 Rent Review linked to Consumer Price Index (CPI) (Uncapped)
- Substantial Trade Counter / industrial unit
- Approximately 1,079.50 sq m (11,620 sq ft)
- Approximate Site Area of 0.23 hectares (0.57 acres) with a Site Coverage of 47%
- Prominent position adjacent to Fratton Park Stadium / Portsmouth Football Club
- Nearby occupiers include Screwfix, Toolstation, Selco, Wickes, Halfords, Big Yellow Self Storage and Euro Car

Lot 7
Auction 11th June 2026

Rent £114,000 per Annum Exclusive
Status Available

Sector Trade Counter/Builders
Merchants, Industrial
Auction Venue Live Streamed Auction

Location

Miles 19 miles south-east of Southampton, 30 miles south of Winchester, 73 miles south-west of London
Roads A3(M), M27, A27
Rail Fratton Railway Station, Portsmouth & Southsea Railway Station
Air Southampton Airport, London Gatwick Airport

Situation

The property is situated in a prominent roadside position on the south side of Rodney Road, approximately 2 miles east of Portsmouth city centre and adjacent of Fratton Park Stadium, home of Portsmouth Football Club.

Fratton Park currently has a capacity of approximately 21,000 with proposals to expand capacity as part of a wider regeneration and stadium improvement programme (<https://www.portsmouthfc.co.uk/news>). The stadium expansion is expected to increase visitor numbers and commercial activity within the immediate area, further strengthening the location's long-term trade counter and roadside commercial appeal.

Rodney Road forms part of an established commercial and trade counter location with convenient access to the A2030, A27 and M27. Nearby occupiers include Screwfix, Toolstation, Selco, Wickes, Halfords, Big Yellow Self Storage and Euro Car Parts.

Tenure

Freehold.

EPC

Band D.

Description

The property comprises a substantial detached three-bay trade counter / industrial unit that benefits from an approximately 4 metre (13 ft) eaves height, and vehicle access loading doors to the front, side and rear elevations, together with ancillary office accommodation, parking and a secured yard area on a regular and level site area of approximately 0.23 hectares (0.57 acres) and a site coverage of 47%.

VAT

VAT is applicable to this lot.

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas sq m	Floor Areas sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Unit 10a/ 11	Ground First	Trade Counter Ancillary	1048.50 31.00	(11,286) (334)	SPEEDYASSET SERVICES LIMITED (CRN 06847930) T/A Speedy (1)	10 years from 01/06/2025	£114,000	01/06/2030 linked to the Consumer Price Index (CPI) (uncapped) (31/05/2035)
Total Approximate Floor area			1079.50	(11,620)			£114,000	

(1) For the year ending 31 March 2025, Speedy Asset Services Limited (CRN 06847930) reported Revenue of £410,264,000., Pre-Tax Profits of £9,938,000. and Net Assets of £52,714,000. (Source: Directors' report and financial statements as published at Companies House 19/05/2026)

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Contacts

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2024