GROUND & FIRST FLOOR LOCK-UP SHOP

1,006 Sq Ft (93.46 Sq M)

Unit 3-4 The Precinct
South Street
Gosport

SATNAV **PO12 1HA**

- ▼ Located Within Gosport Town Centre
- ▼ Shared Car Park
- ▼ Close To Ferry Terminal Leading To Portsmouth
- ▼ Other Uses Considered (STP)

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LOCATION

The Precinct is situated in the heart of Gosport, accessed via South Street which in turn links with Privett Road to the west and the A32 to the north which will ultimately lead to the M27 which links to Southampton to the west and Portsmouth to the east.

DESCRIPTION

The Precinct comprises various units with ground floor retail areas, with units fronting South Street having first floor accommodation and the units within the Parade being single storey lock up units.

Units 3-4 have been combined to provide a lock-up shop unit, benefiting from double frontage, with accommodation over ground and first floors and with the benefit of ladies and gents WCs.

The premises have most recently been trading as a cafe / restaurant, however, alternative uses are considered, subject to the necessary planning consents.

The potential exists to re-instate / sub-divide to create two smaller units. Quoting rents for individual units on application.

ACCOMMODATION

Unit 3-4 ground floor	53.1 sq.m	572 sq.ft
Unit 3-4 first floor	40.3 sq.m	434 sq.ft
Total	93.4 sq.m	1,006 sq.ft

TERMS

£13,500 per annum exclusive of VAT

Available on a new full repairing and insuring lease for a term to be agreed.

BUSINESS RATES

Rateable Value: £7,927.
Uniform business rates payable for 2018-2019:
Source: voa.gov.uk

The above calculations are based on the following limitations:

- Small business rate relief applies only to occupied properties.
- A percentage reduction in your rates bill only applies if you only occupy one property.

You are advised to confirm the rates payable with the local council before making a commitment.

OTHER COSTS

A service charge is payable to cover costs such as maintenance and repair of common parts landscaping management fees.
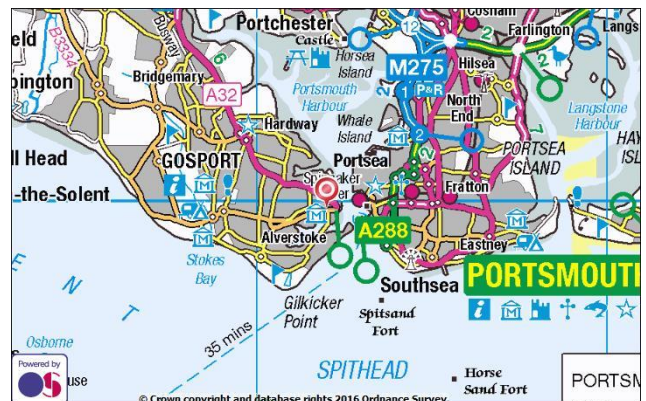
Additionally building insurance is also payable.

Each party to be responsible for their own legal costs incurred in the transaction.

Unless stated, all prices and rents are quoted exclusive of VAT.

EPC RATING

Awaiting EPC

LOCATION PLAN

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VIEWING

Strictly by appointment
with sole agents

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