



## 3-4 The Precinct, South Street, Gosport, PO12 1HA

GROUND & FIRST FLOOR LOCK-UP SHOP

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,006 sq ft / 93.46 sq m
<b>Rent</b>	£13,500 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon Enquiry

### Key Points

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

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### 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.

### 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.

### Terms

£13,500 per annum exclusive of VAT.

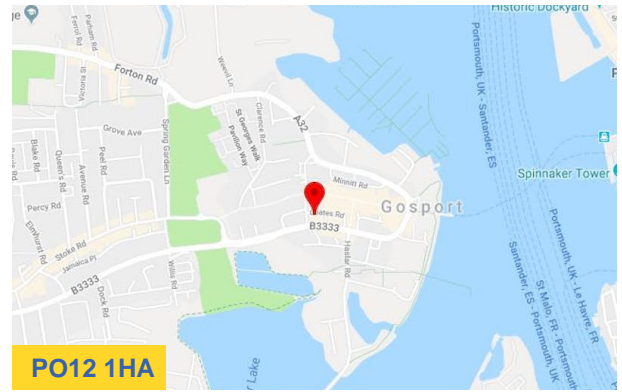
Available on a new full repairing and insuring lease for a term to be agreed.

### 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.



### Viewing & Further Information

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