

MAY QUALIFY FOR SBRR\*



**3-4 The Precinct, South Street, Gosport, PO12 1HA**  
GROUND & FIRST FLOOR LOCK-UP SHOP

**Summary**

|                |                          |
|----------------|--------------------------|
| Tenure         | To Let                   |
| Available Size | 1,028 sq ft / 95.50 sq m |
| Rent           | £15,000 per annum        |
| Rates Payable  | £3,293.40 per annum      |
| Rateable Value | £6,600                   |
| EPC Rating     | C (54)                   |

**Key Points**

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

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

## 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 office, and prior was a café / 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.

## Accommodation

The accommodation comprises of the following

| Name         | sq ft        | sq m         | Tenure | Availability |
|--------------|--------------|--------------|--------|--------------|
| Ground       | 591          | 54.91        | To Let | Available    |
| 1st          | 437          | 40.60        | To Let | Available    |
| <b>Total</b> | <b>1,028</b> | <b>95.51</b> |        |              |

## Terms

£15,000 per annum exclusive of VAT.

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

## Business Rates

Rateable Value: £6,600. 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 Cost

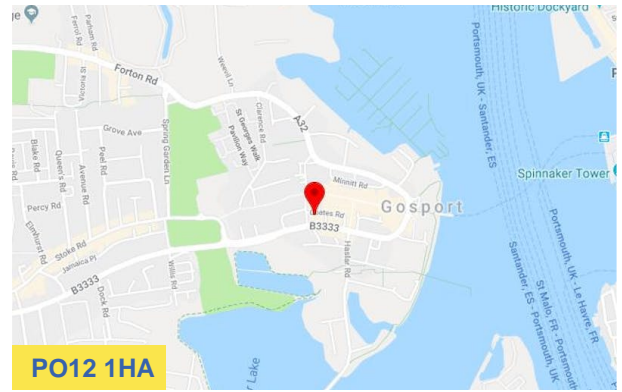
A service charge is payable to cover costs such as maintenance and repair of common parts landscaping management fees. The current cost is £1,742.83 pa.

Additionally building insurance is also payable, currently £1,726.23 pa

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.

VAT is applicable.



## Viewing & Further Information

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