



## 13 The Precinct, South Street, Gosport, PO12 1HA

### Ground Floor Lock Up Shop

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	257 sq ft / 23.88 sq m
<b>Rent</b>	£4,000 per annum
<b>Service Charge</b>	£381.39 per annum Building Insurance: £463.92
<b>EPC Rating</b>	E (106)

#### Key Points

- Located within Gosport Town Centre
- Car Parking on-site
- Other uses considered STP
- Close to ferry terminal to Portsmouth



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## Description

The Precinct comprises various units which comprise 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. All units have WCs and wash hand basins.

Unit 13 comprises a ground floor lock-up shop unit, located to the rear of the Precinct.

## 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
Unit	257	23.88	To Let	Available
<b>Total</b>	<b>257</b>	<b>23.88</b>		

## Terms

£4,000 per annum exclusive of VAT

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

## Business Rates

Rateable value: £2,700. Source: voa.gov.uk

- 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. The current cost is £290.85 pa.

Additionally building insurance is also payable, currently £463.92 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



## Viewing & Further Information

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