



POTENTIAL TO SUB-DIVIDE UNIT

51-52 High Street, Gosport, PO12 1DF

Prominent Retail Unit

Summary

Tenure	To Let
Available Size	3,624 sq ft / 336.68 sq m
Rent	£40,000 per annum
Rates Payable	£13,184 per annum
Rateable Value	£25,750
EPC Rating	D (83)

Key Points

- Center of Gosport High Street
- Potential to sub-divide the unit
- Rear Access
- Close to many national retailers
- Other uses considered (STP)



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Description

The subject premises is a mid terrace retail unit that benefits from a large open plan ground floor retail space along with a useful first floor area that includes an office and two separate WCs with wash hand basins. The unit is located next to Superdrug.

Location

The property has a prominent position on the pedestrianised High Street in the heart of Gosport town centre.

Adjacent retailers to the unit are Superdrug and The Salvation Army. The high street benefits from having a wide range of national and local occupiers, including the likes of Boots, Card Factory, Burton, TUI, VPZ, Costs Coffee, Dorothy Perkins New Look and Peacocks.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit - Ground Floor	2,899	269.33	Available
Unit - First Floor	725	67.35	Available
Total	3,624	336.68	

Specification

- Large open plan retail space
- Suspended ceiling
- Cat 2 lighting
- Concrete floor
- Air conditioning
- Rear loading
- First floor Staff room /store
- Two separate WCs with wash hand basins

Terms

£40,000 per annum.

The property is available by way of a new lease at terms to be agreed.

Business Rates

Rateable value £25,750.

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

Other Costs

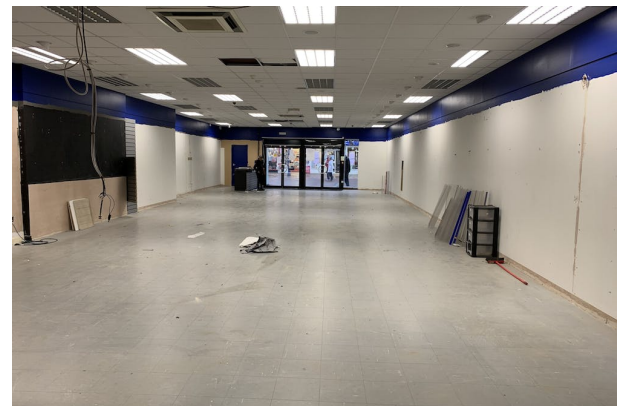
Each party to be responsible for their own legal costs incurred in the transaction.

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

A contribution to building insurance, further details upon application.

Video

- Walk through video - <https://vimeo.com/423910204>



Viewing & Further Information

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