



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

Ground Floor Lock Up Shop Available

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	257 sq ft / 23.88 sq m
<b>Rent</b>	£4,000.00 per annum
<b>Service Charge</b>	£282.51 per annum Building insurance - £161.65 (May 23' - May 24')
<b>Rateable Value</b>	£2,950 Source VOA (tax.service.gov.uk)

### Key Points

- Located within Gosport Town Centre
- Car Parking on-site
- Access to Ferry Terminal to Portsmouth
- Other uses considered STP



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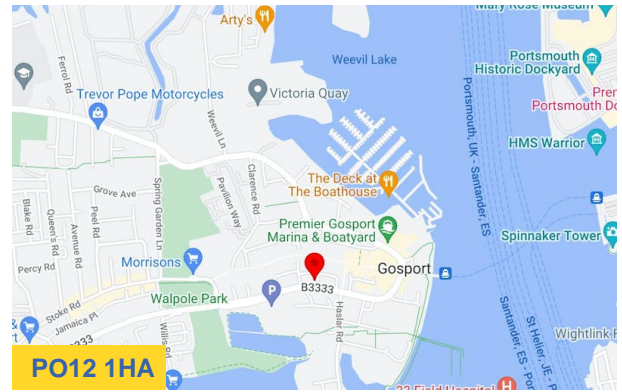
## Description

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 15 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 the following areas:

Name	sq ft	sq m	Availability
Unit	257	23.88	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: £3,500. Uniform business rates payable for 2017-2018: £0 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



## Viewing & Further Information

**James West**

02392 377800 | 07415438230

James@hi-m.co.uk

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