



136 HIGH STREET, GOSPORT, PO12 1EA

RETAIL TO LET

5,967 SQ FT (554.35 SQ M)

 **Vail
Williams**

Summary

Large Retail Unit

Available Size 5,967 sq ft

Rent Rent on Application

Rateable Value £17,000
from 1 April 2023

EPC Rating D (88)

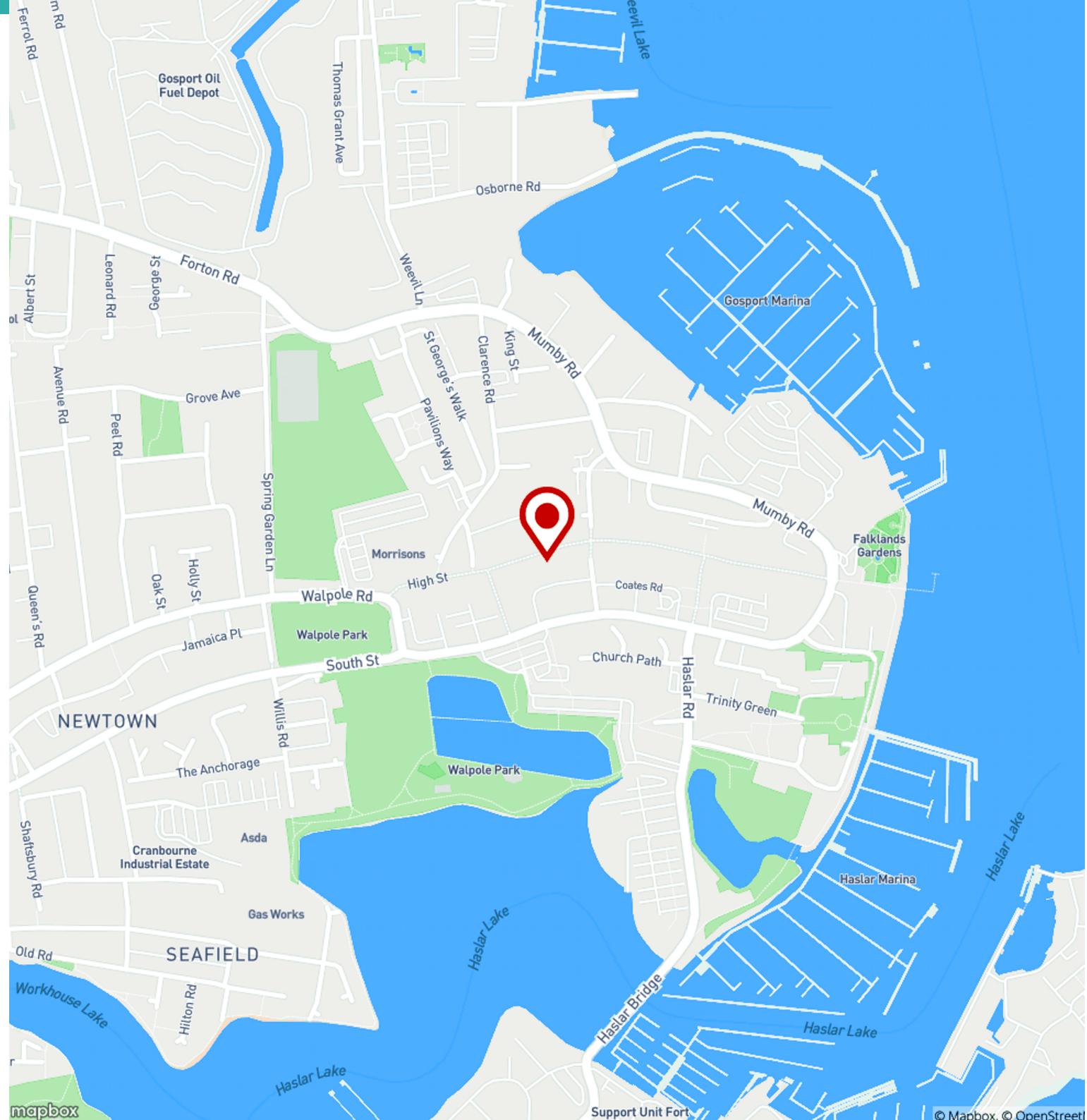
- Pedestrianised location
- Extensive frontage
- Suitable for a variety of uses



Location

 136 High Street, Gosport,
PO12 1EA

The premises occupy a prominent position in Gosport High Street, directly opposite a new Travelodge Hotel. Nearby occupiers include Poundstretcher and Savers together with various banks and independent occupiers.



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Further Details

Description

The property comprises a large retail unit at ground floor level, with dual entrance points in its frontage, together with ancillary staff accommodation at first floor and is serviced from the rear via Thorngate Way.

We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020. Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Sales	5,120	475.66
Ground - Store	145	13.47
1st - Staff/Ancillary	702	65.22
Total	5,967	554.35

Legal Costs

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

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed, subject to 5 yearly rent reviews.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 (health, surgery/clinic) and D2 (leisure) uses under the former UCO.



Enquiries & Viewings



Tim Clark

tclark@vailwilliams.com

07584 214662

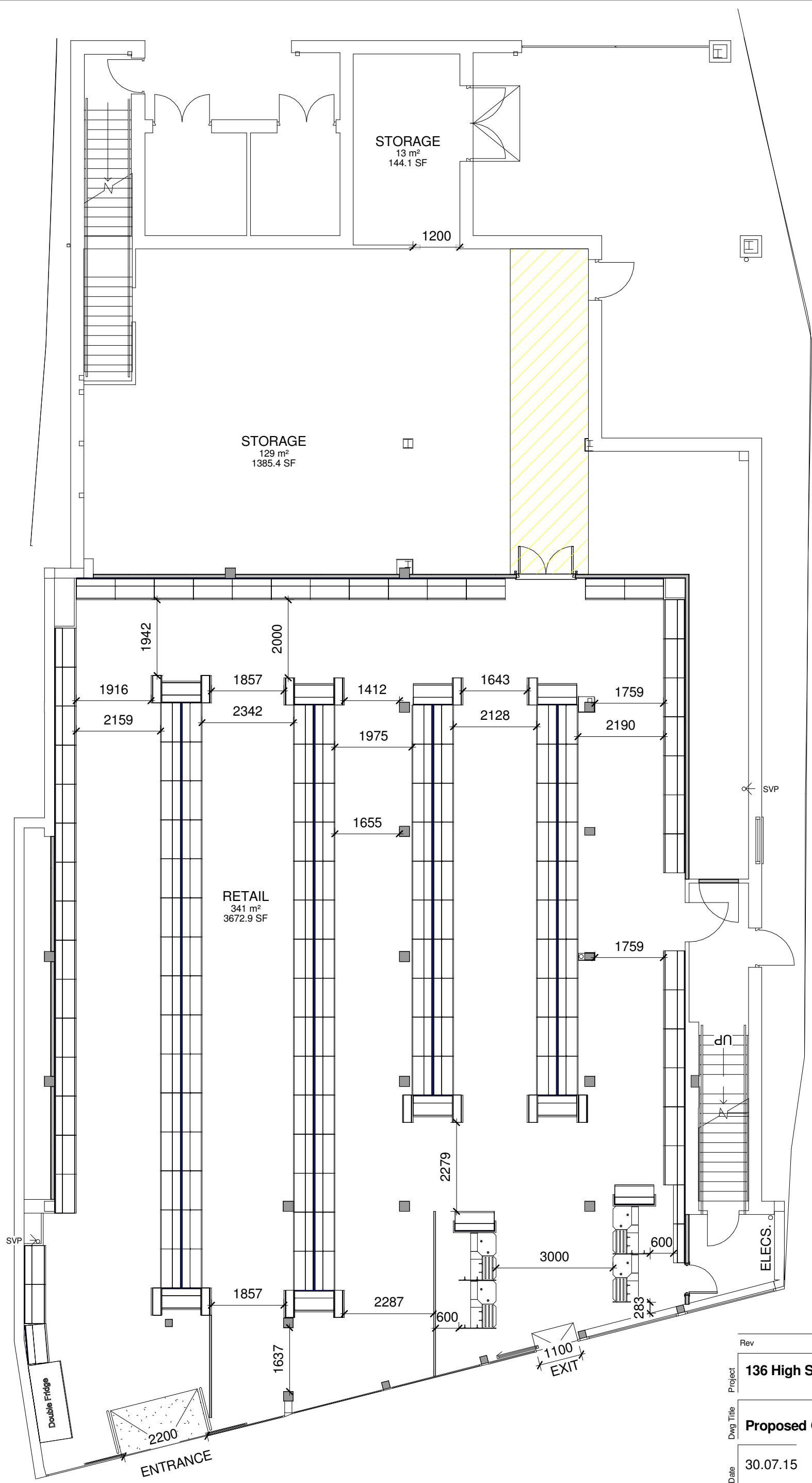
**Andy Smallman (ARC
Retail)**

07921 744289

**Anthony Walker (ARC
Retail)**

07496 519790

 **Vail
Williams**
View on our website



Project	Rev	Date	Notes
Dwg Title	136 High Street, GOSPORT, PO12 1EH		
Date	30.07.15	Dwg No	004 @ A3
Scale	1 : 100	App	TG JM



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All dimensions are in millimetres unless otherwise stated.
Dimensions to be verified on site.
Do not scale.

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