



## Unit 5, Quay Lane, Hardway, Gosport, PO12 4LJ

Rare Freehold Industrial Investment

### Summary

Tenure	For Sale
Available Size	2,709 sq ft / 251.67 sq m
Price	£250,000
Rates Payable	£12,672 per annum
Rateable Value	£24,750
EPC Rating	C (62)

### Key Points

- North of Gosport Town Centre
- Established Industrial Location
- Tenant prepared to enter into new Lease
- Would suit a variety of uses in the future.

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## Description

The subject property is a mid terrace freehold industrial unit of brick construction under a pitched corrugated asbestos roof with approximately 30% roof lighting.

The main workshop has a concrete floor and opens into a front forecourt via a sectional roller shutter door which is full height. The tenant has extended the mezzanine to over 50% of the unit and has been trading successfully within the unit for sometime and is prepared to enter into a new lease agreement, further details upon request.

## Location

Quay Lane is situated to the north of Gosport Town Centre and is approached via the recently constructed link road from Fareham Road (A32) north of Fort Brockhurst.

The premises are located centrally within the Estate forming part of a terrace of similar units fronting Portsmouth Harbour.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Workshop	2,705	251.30	Under Offer
1st - Mezzanine Offices	319	29.64	Under Offer
Ground - Office	315	29.26	Under Offer
<b>Total</b>	<b>3,339</b>	<b>310.20</b>	

## Terms

Freehold is available at a price of £250,000 subject to a new lease to the current tenant, UK Makerspace Ltd who will take a new 7 year FRI lease at a rent of £16,000 per annum with a rent review and break option at 3.5 years.

## Rateable Value

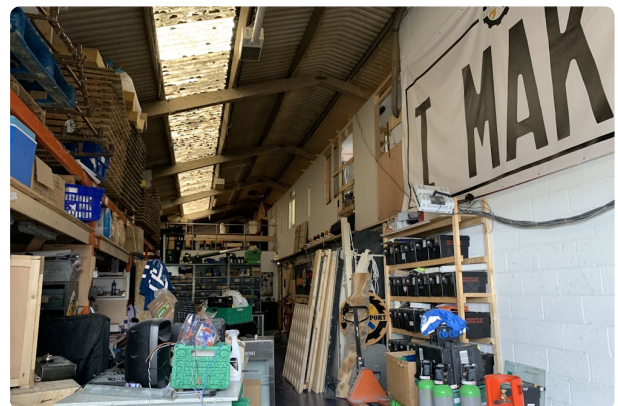
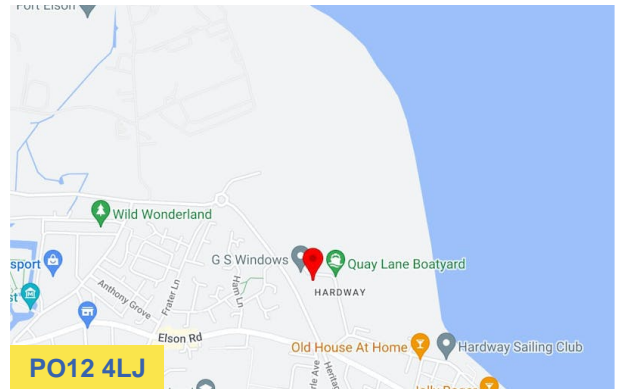
Rateable Value £24,750

You are advised to make your own enquiries to the local authority in this regard before making a commitment.

## Other Costs

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

VAT - the property is elected for VAT



## Viewing & Further Information

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