

D1 (Non Residential Institutions), Healthcare, Office,

Other, Retail
TO LET



220 Forton Road, Gosport, PO12 3HW

Prominent Ground Floor Property

Summary

| Tenure | To Let | | |
|----------------|--|--|--|
| Available Size | 936 sq ft / 86.96 sq m | | |
| Rent | £1,000 per month All offers considered | | |
| Service Charge | N/A | | |
| Rates Payable | £4,491 per annum | | |
| Rateable Value | £9,000 | | |

Key Points

- Ground Floor Unit
- Kitchen and Toilet Facilities
- Prominent Position on Forton
 Road
- Ancillary Storage to Rear
- Potential to be Split
- Suitable for a Variety of Uses (STP)



hi-m.co.uk

220 Forton Road, Gosport, PO12 3HW

Description

The property comprises a ground floor unit which was formerly occupied by a Veterinary Practice. The accommodation benefits from a primary front reception, with a consultation room, kitchen and toilet facilities plus rear ancillary storage.

The property is in a prominent position on Forton Road. The property would suit a range of uses including retail sales, professional services and offices.

Location

The property is located in Gosport a costal town positioned a short drive south of Fareham and forms part of the ever expanding south coast conurbation between the cities and ports of Southampton and Portsmouth. The property occupies an established position to the western end of Forton Road.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|-------------------------------|-------|-------|--------------|
| Ground - Retail and Ancillary | 936 | 86.96 | Available |
| Total | 936 | 86.96 | |

Terms

The property is available to let on terms to be agreed at a commencing rental of $\mathfrak{L}1,000$ per calendar month exclusive.

We are advised that the property is not elected for VAT.

Building insurance £800 p.a.

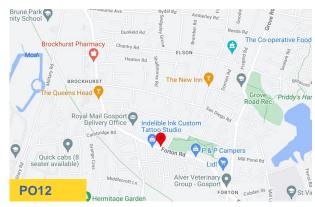
Legal Costs

Each party to bear their own costs involved in the transaction.

Business Rates

Rateable Value £9,000

This property should benefit from Small Business Rates Relief, you are therefore advised to make your own enquiries in this regard to the Local Authority before making a commitment to lease.







Viewing & Further Information

Tom Holloway

023 9237 7800 | 07887602603 tom@hi-m.co.uk

James West

02392 377800 | 07415438230 James@hi-m.co.uk

More properties like this at www.hi-m.co.uk



For the Lessors or Vendors of this instruction, whose Agents they are, give notice that. These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees. Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway liffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this