



**RANGE OF USES CONSIDERED STP**

## 220 Forton Road, Gosport, PO12 3HW

Prominent Ground Floor Property

### Summary

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

### Key Points

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



## 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 coastal 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
<b>Total</b>	<b>936</b>	<b>86.96</b>	

## Terms

The property is available to let on terms to be agreed at a commencing rental of £1,000 per calendar month exclusive.

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

Building insurance £800 p.a.

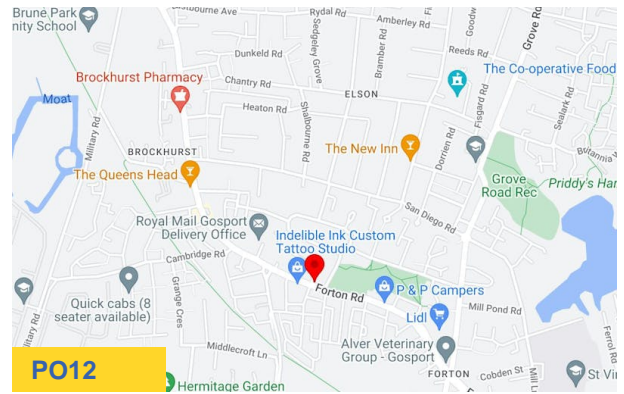
## Legal Costs

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

**James West**

02392 377800 | 07415438230

James@hi-m.co.uk

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