



25 High Street, Gosport, PO12 1DF

Prominent Retail Unit with Upper Parts

Summary

Tenure	To Let
Available Size	1,534 sq ft / 142.51 sq m
Rent	£17,500 per annum
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Key Points

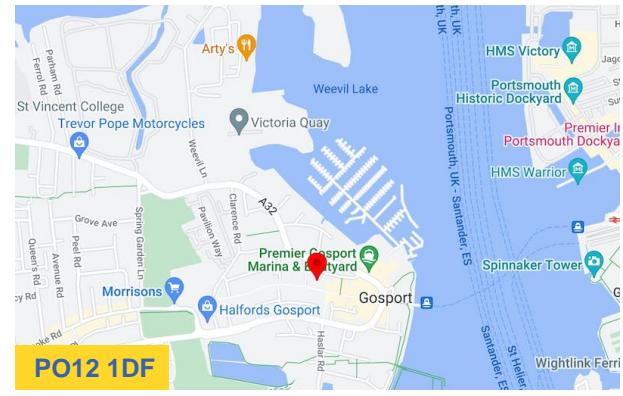
- Central to Gosport High Street
- Rear Courtyard suitable for external seating
- Other Uses Considered (STP)
- Versatile Building
- Close to many National Retailers

Description

The subject premises is a mid terrace retail unit with upper parts. The current building is configured with a Cafe on the ground floor with rear w.c. and access to a rear courtyard. The upper parts are configured as a kitchen / preparation area and office. A further w.c. and living accommodation is on the top floor.

Location

The property holds a prominent location on the pedestrianised High Street in the heart of Gosport town centre. The subject unit is situated between Lloyds Bank and HSBC Bank along with many other National and local retailers.



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales Area	559	51.93	Under Offer
1st - Kitchen / Prep Area	467	43.39	Under Offer
2nd - 1 Bed Flat	507	47.10	Under Offer
Total	1,533	142.42	

Specification

- * Open Plan Retail Sales Area
- * Suspended Ceiling
- * Air Conditioning
- * Cat II Lighting
- * Access to Rear Courtyard
- * 1st Floor Kitchen / Preparation Area & 2 Separate w.c's & wash hand basins
- * 2nd Floor Living Accommodation (1 bed Flat)



Terms

Available on a new Full Repairing Insuring Lease for a term to be agreed at a rent of £17,500 per annum.

Business Rates

Rateable Value £10,500 - The property will benefit from Small Business Rates Relief
You are advised to make your own enquiries in this regard to the Local Authority before making a commitment to lease.

Other Costs

Building Insurance - £1,356.80 pa and the period is 20th March 2023 to 19th March 2024.

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

VAT - Unless otherwise stated all rents and costs are exclusive of VAT.

Viewing & Further Information

James West

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

Tom Holloway

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

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

023 9237 7800

**HOLLOWAY
ILIFFE &
MITCHELL**
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 Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this





