



186 Nobes Avenue, Gosport, PO13 0HY

NEIGHBOURHOOD LOCK-UP SHOP

Summary

Tenure	To Let
Available Size	797 sq ft / 74.04 sq m
Rent	£11,000.00 per annum
Rateable Value	£9,200
EPC Rating	B (50)

Key Points

- Prominent Shop Frontage
- Use - Class E
- Established Retail Area
- Additional Garage
- Potential for 100% Business Rate Relief
- Rear Loading
- Roadside Car Parking

Description

The premises is located in a neighbourhood parade of shops and comprises of a ground floor shop with rear access and an electric shutter over the shopfront. The unit's adjacent include a Post Office, Convenience Stores, Hairdressers, Gym, Takeaways and more.

The property would ideally suit a range of Class E occupiers.

Location

This property is situated in Nobes Avenue, off Gregson Ave and just off Wych Lane, approximately midway between Fareham and Gosport Town Centres.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
Unit	797	74.04	To Let	Available
Ancillary - Garage	163	15.14	To Let	Available
Total	960	89.18		

Terms

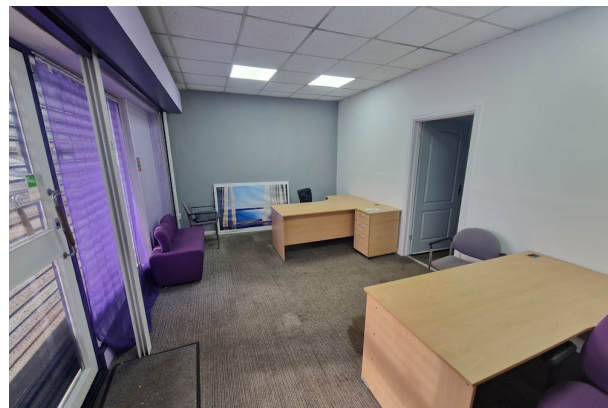
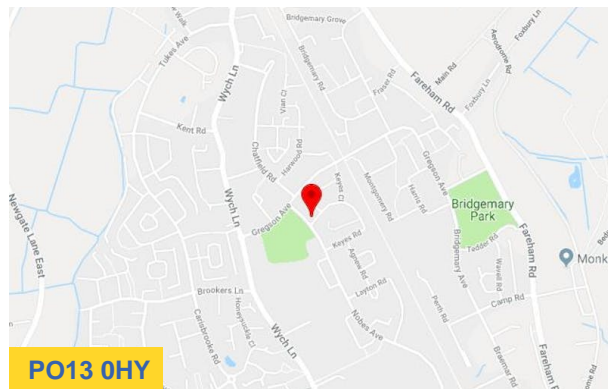
The property is available on a new full repairing and insuring lease for a term to be agreed, at a commencing rental of £11,000 per annum.

Other Costs

Legal Costs - Each party to bear their own costs incurred in the transaction

Building Insurance - est. £600 pa

VAT- Unless otherwise stated all costs & rents are exclusive of VAT



Viewing & Further Information

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