



## 55 High Street, Gosport, PO12 1DR

Prominent Retail Unit available

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,546 sq ft / 143.63 sq m
<b>Rent</b>	£16,000.00 per annum
<b>Service Charge</b>	N/A
<b>Rateable Value</b>	£12,750
<b>EPC Rating</b>	A (23)

### Key Points

- Central to Gosport High Street
- Prominent Position along Pedestrianised Pitch
- Other Uses Considered (STP)
- Class E use
- Close to many National Retailers
- Open Plan

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Unit	1,546	143.63	Available
<b>Total</b>	<b>1,546</b>	<b>143.63</b>	

## Description

55 High Street is a ground floor, mid terrace retail unit along Gosport's busy pedestrianised high street. The current building is principally open plan, but configured with retail front parts, whilst the rear parts are configured with a kitchen area and adjoining disabled friendly w/c.

## Location

The property is located in Gosport a naval town situated on the south coast between the commercial ports and centres of Southampton and Portsmouth. Gosport is situated some 6 miles south of the M27 via the A32 providing access to the heart of Gosport. The Gosport ferry provides access to Portsmouth Harbour and Gunwharf Quays.

55 High Street is situated in a highly visible position on the primary shopping street in Gosport with the pitch being a fairly central position on the street. Nearby occupiers include; Costa Coffee, Super Drug, Boots, Timpson's, Vodaphone, W H Smiths, and Card Factory.

## Specification

- \* Open Plan Retail Sales Area
- \* Suspended Ceiling
- \* LED Lights
- \* Air Conditioning
- \* Disabled friendly w/c
- \* Cat II Lighting
- \* Access to Rear bin store
- \* CCTV

## Terms

The property is available to let on terms to be agreed at a commencing rental of £16,000 per annum exclusive of any VAT.

## Business Rates

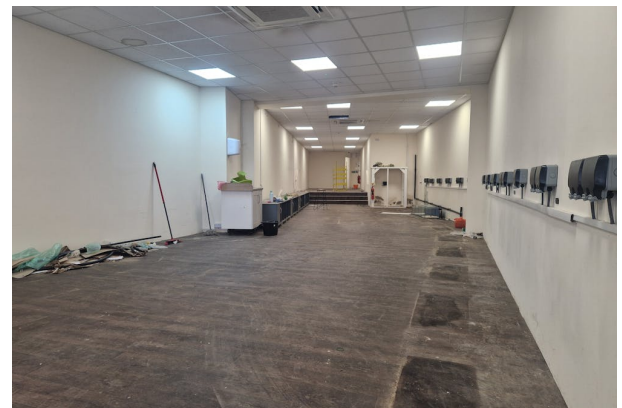
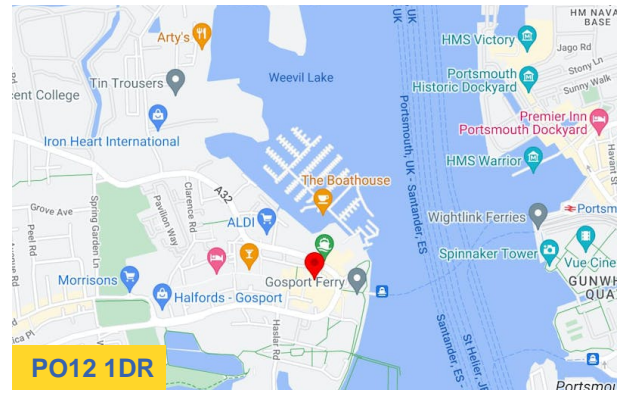
Rateable Value £12,750 - The property may benefit from Small Business Rates Relief. You are advised to make your own enquiries in this regard to the Local Authority before making a commitment to lease.

## Other Costs

Building Insurance - £412.31 pa for the current period.

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

VAT - It is understood that the property is elected for VAT



## Viewing & Further Information

**James West**

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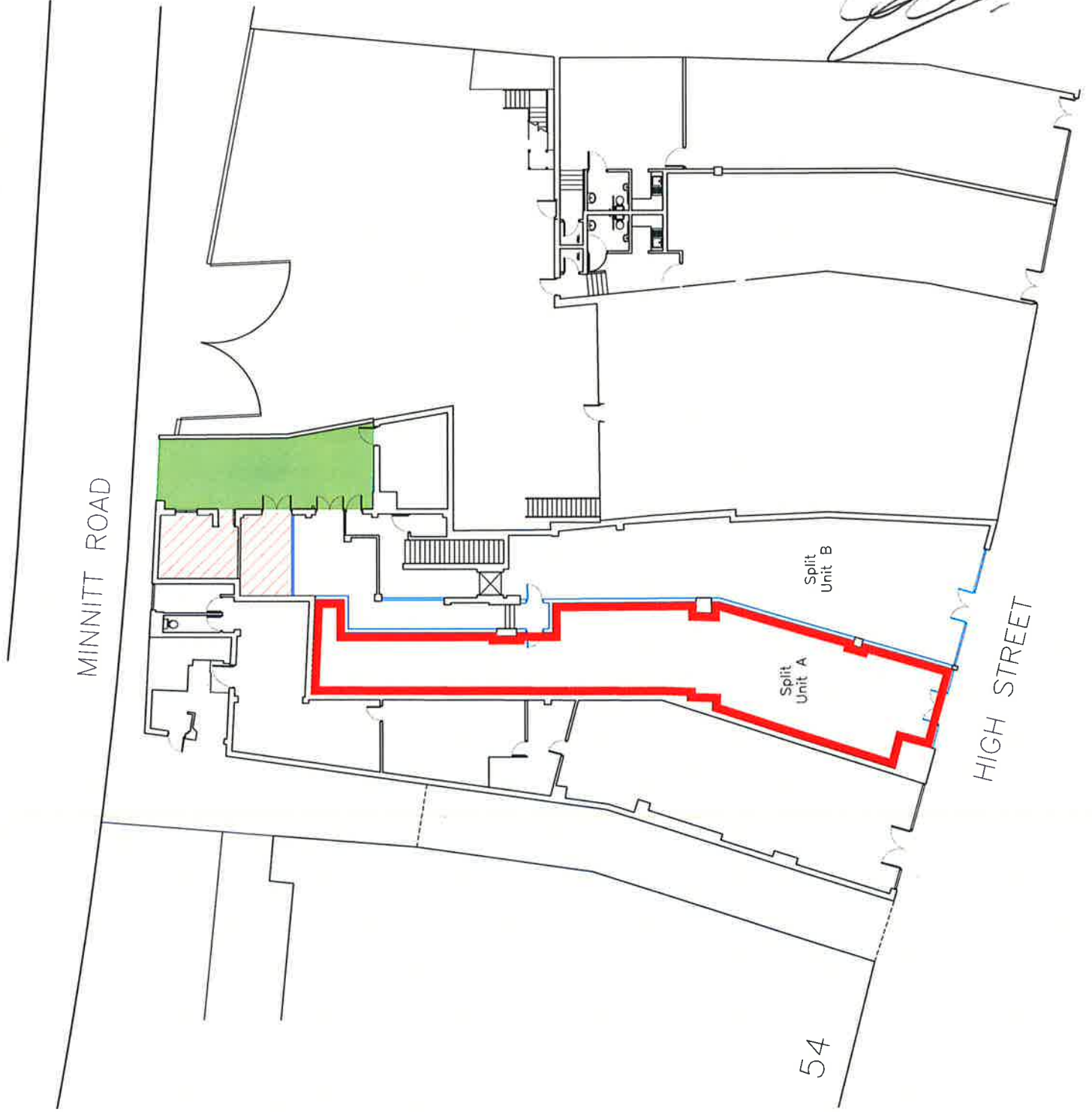
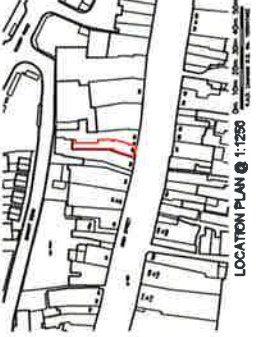
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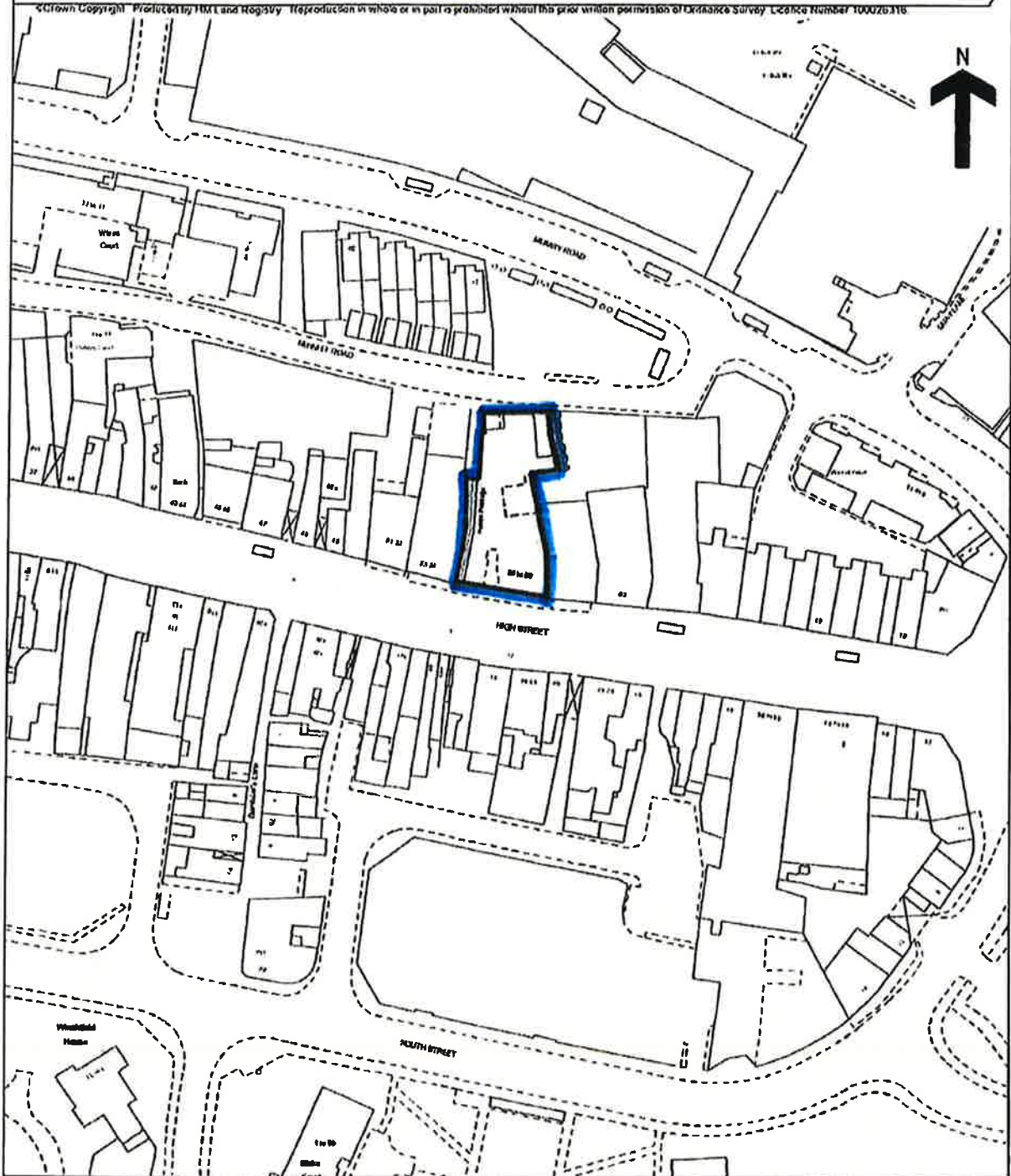


**AM Land Registry**  
**Official copy of**  
**title plan**

Title number **HP284372**  
Ordnance Survey map reference **SZ6299NW**  
Scale **1:1250**  
Administrative area **Hampshire : Gosport**



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