



MAY QUALIFY FOR SMALL BUS. RR (STC)



14 The Avenue, Gosport, PO12 2JR

Rarely Available Lock Up Shop

Summary

Tenure	To Let
Available Size	803 sq ft / 74.60 sq m
Rent	£11,000 per annum
Service Charge	£204.55 per annum
EPC Rating	C (70)

Key Points

- Popular Local Shopping Precinct
- Modern Fit Out
- Alternative Uses Considered (STP)
- Glazed Shop Front
- Onsite Parking



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Description

Lock up shop with prominent frontage onto The Avenue and Privett Road. The shop benefits from a glazed shop front, suspended ceilings, spot lights, small treatment/consulting room, kitchen area and a wc and wash hand basin. There is parking at the front of the site.

Location

The premises are situated at the junction of Privett Road and The Avenue, immediately to the east of the Shell filling station. Gosport Town Centre is a short distance to the south with Lee on the Solent and Fareham to the the north.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Sales	669	62.15	Available
Unit - Consultation Room	74	6.87	Available
Unit - Kitchen Area	60	5.57	Available
Total	803	74.59	

Specification

- Aluminum glazed shop front
- Concrete floor
- Suspended ceiling
- Spot lights
- Kitchenette - base & sink units
- Treatment / consultation room
- WC and wash hand basin
- Parking x 1 space

Terms

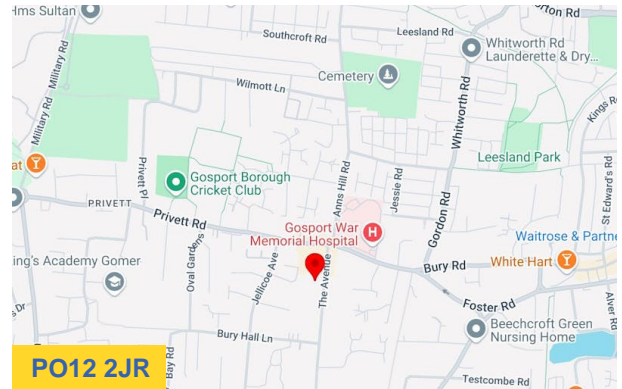
Available on a new effective full repairing and insuring lease for a term to be agreed.
Quoting rent £11,000 pa

Other Costs

- Legal Costs - Each party to bear their own costs incurred in the transaction
- Estate Service Charge- there is to be an estate service charge levied, further details upon request.
- VAT - Unless otherwise stated all costs / rents are exclusive of VAT

Business Rates

The current rateable value is £5,600, this is below the threshold for Small Business Rates Relief. To find out more please enquire with the Local Authority.



Viewing & Further Information

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