



161 & 163 Privett Road, Gosport, PO12 3SS
2 Ground Floor Lock Up Shops

Summary

Tenure	To Let
Available Size	558 to 1,152 sq ft / 51.84 to 107.02 sq m
Rent	£12,000 per annum
Service Charge	£1,140 per annum Each
Business Rates	Upon Enquiry
EPC Rating	C (70)

Key Points

- Roadside Shopping Parade
- Onsite Parking
- Alternative Uses Considered (STP)
- x2 Groud Floor Lock Up Shops
- Glazed Shop Front

Regulated by



hi-m.co.uk

PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

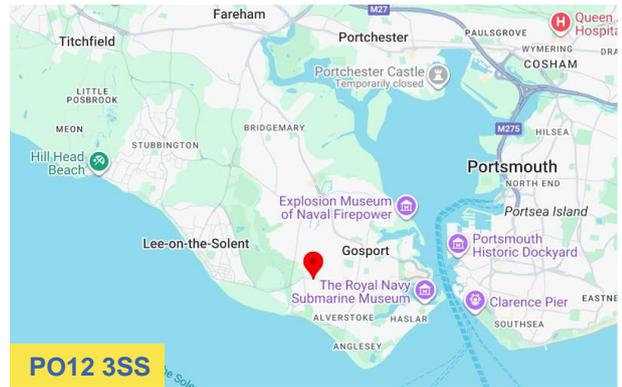
Description

161 and 163 Privett Road are x2 ground floor lock up shops with prominent frontage onto Privett Road. The shops benefit from a glazed shop front, suspended ceilings, LED lights, kitchen area, w/c and wash hand basin, and rear storage. There is parking at the front of the site.

Other occupiers consist of Co-Op, Coral, Laly's pharmacy, and other local retailers.

Location

The premises are situated in the middle of the shopping parade on Privett Road. 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 - 161	594	55.18	Available
Unit - 163	558	51.84	Under Offer
Total	1,152	107.02	

Terms

161 - £12,000 per annum, exclusive of rates, service charge & VAT.

163 - £12,000 per annum, exclusive of rates, service charge & VAT.

Available to let on a new flexible full repairing and insuring lease for a term to be agreed.

Business Rates

161 - £6,500 (£7,100 from 1st April 2026) Source - VOA

163 - £5,700 (£6,200 from 1st April 2026) Source - VOA

*Small Business Rates Relief of 100% is available for ratepayers occupying a single property with a rateable value up to and including £12,000 from 1 April 2017.

You are advised to confirm the rates payable with the local council before making a commitment.

Other Costs

Service charge - each property: £1,140 pa for the current service charge term.

Building insurance - each property: £675pa for the current term.

Each party to be responsible for their own legal costs incurred in the transaction.

Unless stated, all prices and rents are quoted exclusive of VAT.

VAT - is not applicable



Viewing & Further Information

James West

02392 377800 | 07415438230

James@hi-m.co.uk

More properties like this at www.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 property. Unless stated, all prices and rents are quoted exclusive of VAT. Generated on 03/02/2026





