



**94 High Street**  
Gosport, Hampshire PO12 1DS

**FOR SALE**

## MIXED USE INVESTMENT

Total Size: 136 sq m (1,464 sq ft)

### Key Features:

- Well located within pedestrianised high street
- Ground floor retail unit let to Vodafone Ltd (D&B rating 5A 2)
- Substantial self contained two bed flat (Potential for conversion into 2 x one bed sc flats subject to PP)
- Potential for Gosport regeneration grant
- Total rent £20,060 per annum
- Add value options above
- Price £300,000 stc
- Nearby occupiers include Shoe Zone, British Heart Foundation, Superdrug and Halifax





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## Location

Gosport is located on the south coast approximately three miles south west of Portsmouth, six miles south east of Fareham and 15 miles south east of Southampton.

The property is situated on the eastern side of High Street which is the main shopping area within Gosport and is fully pedestrianised. Nearby occupiers include Shoe Zone, British Heart Foundation, Superdrug and Halifax.

## Accommodation

The property comprises a self-contained ground floor retail unit with a large two bedroom maisonette above. The accommodation has the following approximate floor areas:

Area	Sq M	Sq Ft
Ground floor shop	47	506
Maisonette	89	958
<b>Total</b>	<b>136</b>	<b>1,464</b>

## EPC

We understand the property has the following EPC ratings:

Ground floor shop: C  
Maisonette: D

## VAT

We understand that the property is not elected for VAT.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

## Planning

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Terms

The ground floor retail unit is let to Vodafone Ltd (D&B rating 5A 2) for a term of five years from 23 October 2019 on an effectively full repairing and insuring lease. The passing rent is £11,000 pax. The tenant has an option to determine the lease on 22 October 2022.

The maisonette is let on an AST at a rent of £9,060 per annum.

Therefore, the total rent is £20,060 per annum.

We have been instructed to market the property subject to the above tenancies and quote a price of £300,000 for the freehold interest, subject to contract.

## Taxation

Rateable Value (2017): £9,100  
Council Tax Band: A

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

## Legal Fees

Each party to bear their own legal costs incurred.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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**Flude**  
PROPERTY CONSULTANTS

28 June 2021



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH