



108 High Street
Gosport, Hampshire PO12 1DU

FOR SALE

PROMINENT CORNER RETAIL UNIT WITH DEVELOPMENT POTENTIAL

Sales Area 172 sq m (1,852 sq ft)

Key Features:

- Well located within pedestrianised high street
- Public car parking nearby
- Large retail unit with return frontage
- Upper parts 141 sq m (1,523 sq ft)
- Development potential (STP)
- 100% rate relief possible for 20/21
- Guide price £300,000 stc
- Freehold with vacant possession
- Nearby occupiers include Vodafone, Shoe Zone, British Heart Foundation, Superdrug, New Look 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. Gosport links directly to Portsmouth via a pedestrian ferry that runs throughout the day with a journey time of four minutes.

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 Vodafone, Shoe Zone, British Heart Foundation, Superdrug, New Look and Halifax.

Accommodation

The property comprises a prominent three storey retail unit and benefits from a larger return frontage. Internally, the ground floor provides sales area, storage, staff room and WC facilities. The upper floors are extensive and provide further storage and office space.

The property has the following approximate NIA:

Area	sq m	sq ft
Ground Floor Sales Area	172	1,852
Ground Floor Ancillary	17	188
First Floor Storage/Office	90	975
Second Floor Storage/Office	50	548
Total	331	3,563

EPC

To be confirmed.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

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

Terms

We have been instructed to market the property at a guide price of £300,000 for the freehold interest with vacant possession subject to contract.

Business Rates

Rateable Value (2017): £20,250.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Flude Commercial 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 Commercial 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.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Alice Masterman

a.masterman@flude.com

023 9262 9000

www.flude.com

Sebastian Martin

s.martin@flude.com

023 9262 9007



Flude
PROPERTY CONSULTANTS



10 December 2021

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



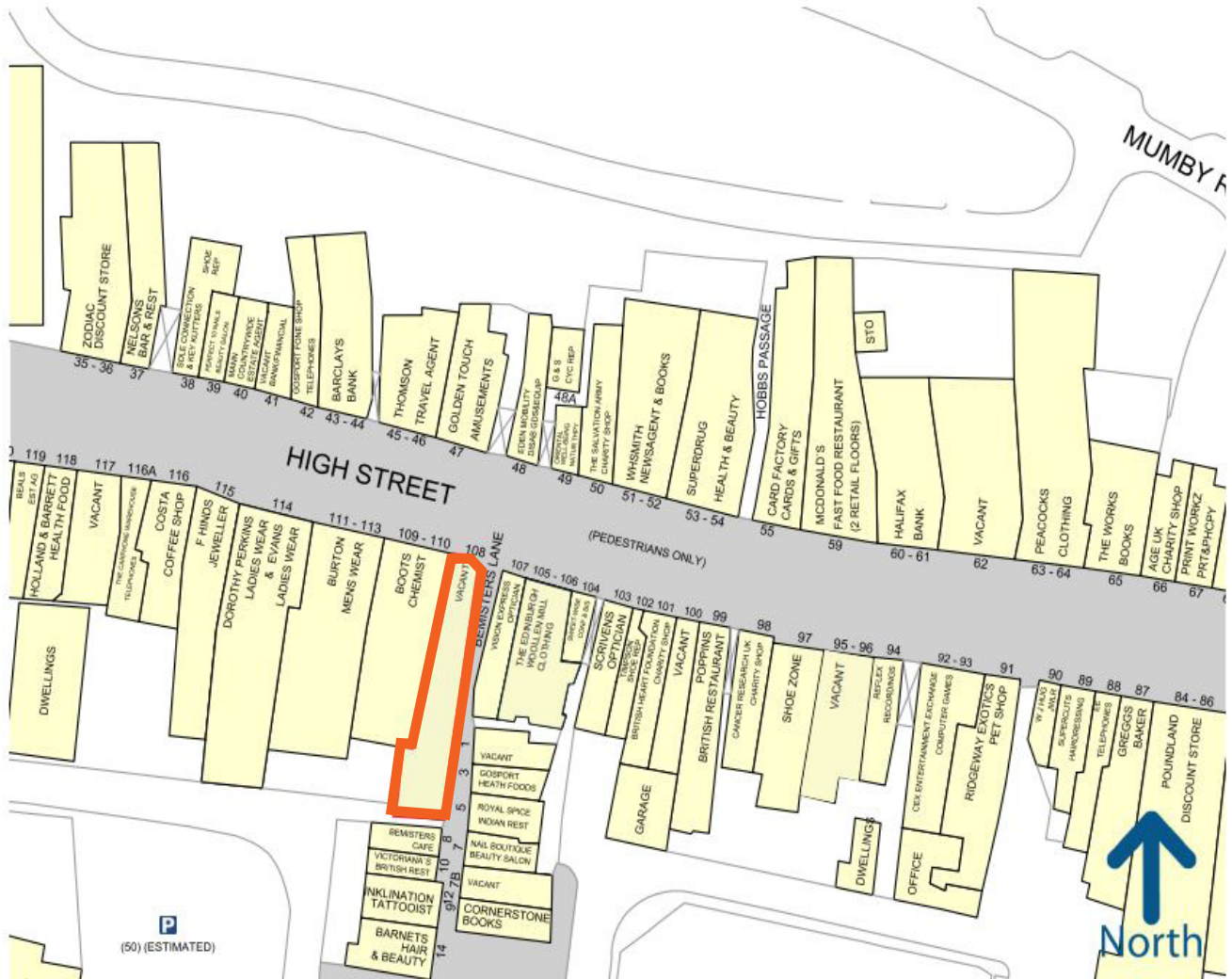
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Floor Plans





Goad Map



Experian Goad Plan Created: 24/06/2019
Created By: Singer Vielle



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