



**117 High Street**  
Gosport, Hampshire PO12 1DU

**TO LET**

## SHOP TO LET

Total NIA - 109.42m (1,178 sq ft)

### Key Features:

- Well located within pedestrianised high street
- Large open plan retail unit
- Sales area 953 sq ft
- New FRI lease available
- Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses
- Rent £13,500 pax
- Nearby occupiers include Costa Coffee, JD Weatherspoon, Lloyds Bank and M&Co





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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.

Nearby occupiers include Cosat Coffee, JD Weatherspoon, Llyods Bank and M&Co.

## Accommodation

The premises comprises a ground floor lock-up unit which provides an open plan sales area, together with storage space to the rear. There is also a W/C and kitchenette.

The property has the following approximate NIA:

| Area         | Sq M          | Sq Ft        |
|--------------|---------------|--------------|
| Sales        | 88.52         | 953          |
| Storage      | 20.90         | 225          |
| <b>Total</b> | <b>109.42</b> | <b>1,178</b> |

## EPC

We understand the property has an EPC rating of D (84).

## VAT

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

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

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £13,500 per annum exclusive.

## Business Rates

Rateable Value (2017): £17,750.

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:

**Alice Masterman**

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**Flude**  
PROPERTY CONSULTANTS



**23 December 2021**

**OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH**