



103 Stoke Road,
Gosport, Hampshire, PO12 1LR

TO LET

WELL PRESENTED CLASS E UNIT WITH CAR PARKING SPACE

Total Size - 63.05 sq m (679 sq ft)

Key Features:

- Prominent position along Stoke Road
- Close proximity to High Street which has direct links to Portsmouth
- One car parking space at rear
- Ample public car parking nearby
- Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses
- New EFRI lease available
- Rent £9,500 pax
- Nearby occupiers include Waitrose, Fenwicks, TD Books, Hong Kong Chef and Town Bikes Limited





103 Stoke Road,
Gosport, Hampshire, PO12 1LR

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 A32 (Fareham Road) is the principal arterial route to Gosport and provides good access to the M27 at junctions 10 and 11, which in turn links to the M3 at Southampton and the A3(M) at Havant.

Nearby occupiers include a mix of national and independent retailers including Waitrose, Fenwicks, TD Books, Hong Kong Chef and Town Bikes Limited.

Accommodation

The premises comprises of a ground floor lock-up shop, previously used as a Hair Salon, located on the south side of Stoke Road. Internally, the unit has a front retail space with shop front, rear space that can be used for storage or further sales area and a disabled W/C and kitchenette.

Externally, to the rear of the property, there is a car parking space and bin area. However there is no rear access.

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq M	Sq Ft
Sales Area	55.25	595
Storage	7.80	84
Total NIA	63.05	679

EPC

We understand the property to have an EPC rating of C.

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 (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £9,500 per annum exclusive.

Business Rates

Rateable Value (2017): £5,700.

The occupier may be entitled to 100% Small Business Rate relief.

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

VAT

We understand this property is not registered for VAT.

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

a.masterman@flude.com

023 9262 9006

www.flude.com



Flude
PROPERTY CONSULTANTS

23 June 2022

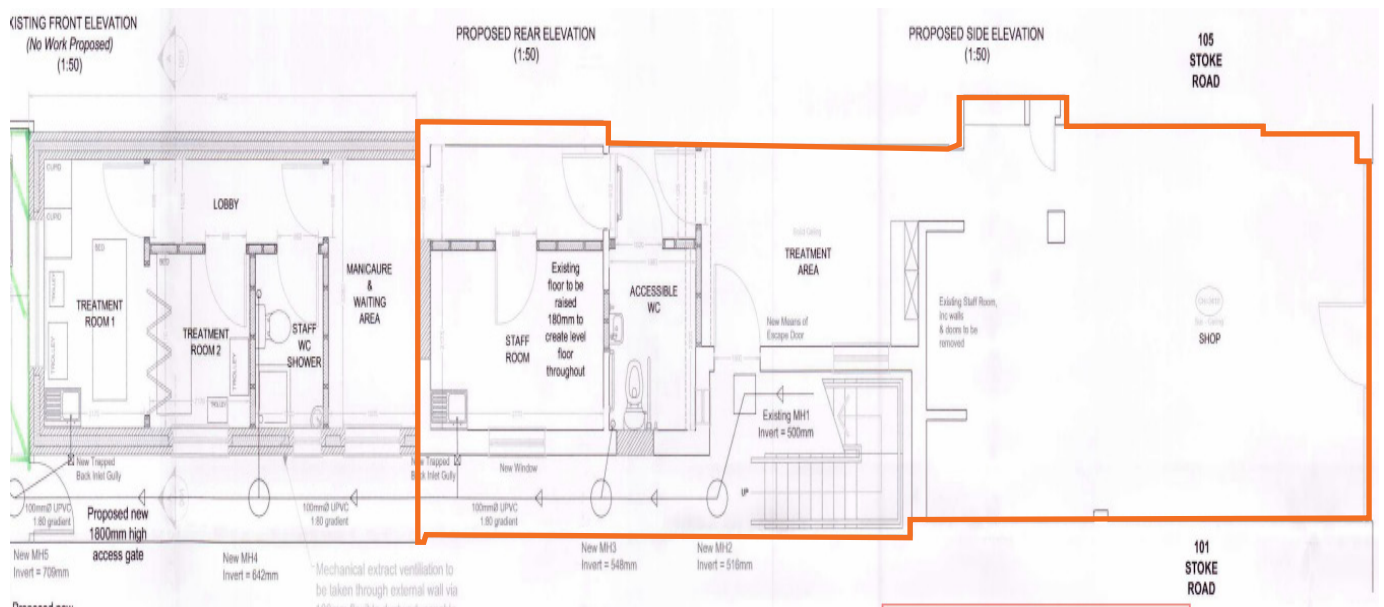


OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



103 Stoke Road,
Gosport, Hampshire, PO12 1LR

Floor Plan



For identification purposes only