



15 Rowner Road  
Gosport, Hampshire, PO13 9UB

**TO LET**

**Ground Floor Shop and First Floor 3  
bed Maisonette with Garage  
Shop Size - 58.90 sq m (634 sq ft)**

**Key Features:**

- Opportunity for shop and residential
- Maisonette included in rent
- Garage included
- Ample public parking nearby
- Self-contained 3 bed maisonette
- May be eligible for small business rate relief
- Rent £25,000 pax
- New FRI lease available
- Busy local market parade with independent occupiers





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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 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.

## Description

Ground Floor Shop and First Floor 3 bed Maisonette with Garage  
Shop Size - 58.90 sq m (634 sq ft)

## Accommodation

The property consists of a self-contained retail shop with sales area and kitchenette to the rear. The W/C is accessed via the rear and there is a small garden.

The maisonette is accessed separately to the rear via a staircase. The maisonette is self-contained and consists of a first floor living room and kitchen, with three bedrooms and bathroom on the second floor.

There is a garage to the rear that can be used for further storage.

We have measured the property to have the following measurements:

Retail Shop - 58.90 sq m (634 sq ft)  
Maisonette - 74.90 sq m (806 sq ft)  
Garage - 16.19 sq m (174 sq ft)

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.

14 July 2025

## 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.

## 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 £25,000 per annum exclusive.

## Business Rates

Rateable Value (2023): £6,800.

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

The maisonette has Council Tax Band A

## 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.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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