



TO LET

217 Gosport Road
Fareham, Hampshire, PO16 0QE



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Key Features

- Prominent corner position
- Next to busy through road
- Forecourt area with parking
- Workshop space currently used for car maintenance
- Close to Fareham town centre
- Motor Trade Uses
- Space for approximately 15 cars
- New EFRI lease available
- Rent £45,000 pax



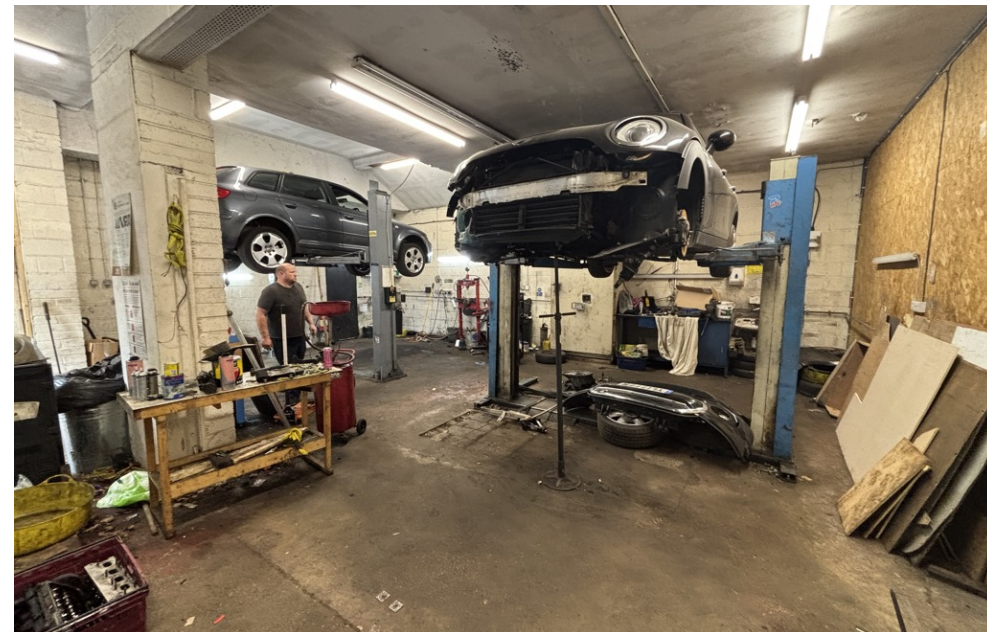


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Location & Situation

Fareham is located approximately 15.5 miles east of Southampton and 8.3 miles north west of Portsmouth. The city benefits from excellent road communications being situated at Junction 10 of the M27, which links to M3 and A3(M) and provides access to London and the wider national motorway network.

The subject property is situated on the busy junction on Gosport Road, connecting Fareham and Gosport. The property is accessed via Geoffrey Close.





Description & Accommodation

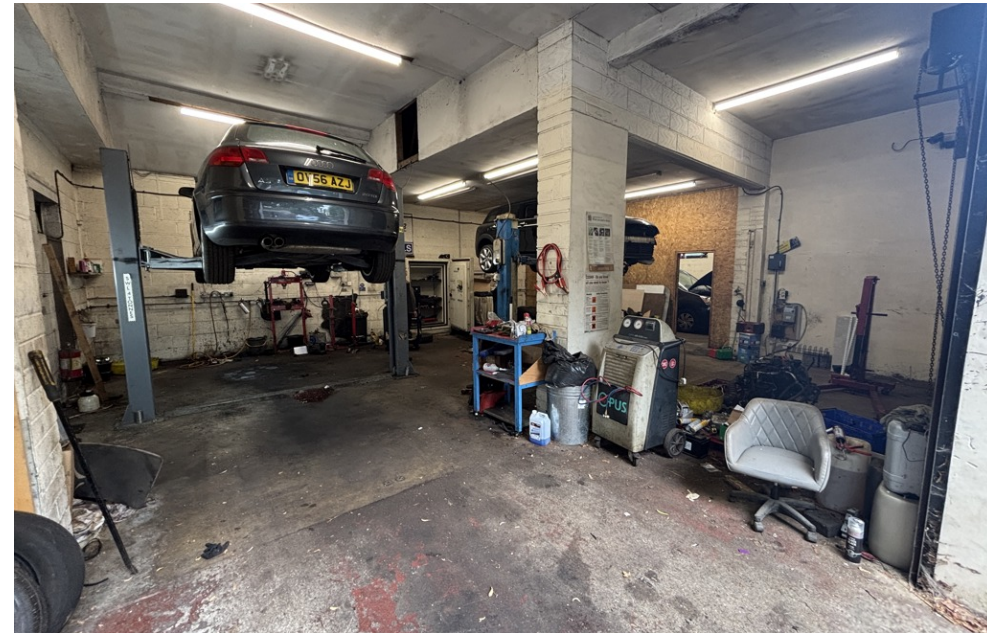
The subject property comprises a predominantly single-storey workshop currently utilised for vehicle repair operations. The workshop benefits from three roller shutter doors, providing convenient vehicular access and facilitating efficient operational workflow.

Situated separately on the site is a two-storey ancillary building. The first floor is demised as a self-contained residential flat, which is currently let. The ground floor of this building is utilised as an office in connection with the wider site use and comprises a front reception area, W/C, kitchenette, and ancillary storage accommodation.

Externally, the property benefits from a substantial forecourt area, providing off-street parking for approximately 15 vehicles. This area is suitable for customer and staff parking or alternatively could be utilised as a vehicle display or sales area, subject to the necessary consents.

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Workshop	1,339	124.39
Sales Office	414	38.46
Total	1,753	162.85





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Rateable Value

The premises have the following Rateable Values (2023):

Office and Car Sales Area - £13,000

Workshop - £6,900

EPC

We understand the property has an EPC rating of D.

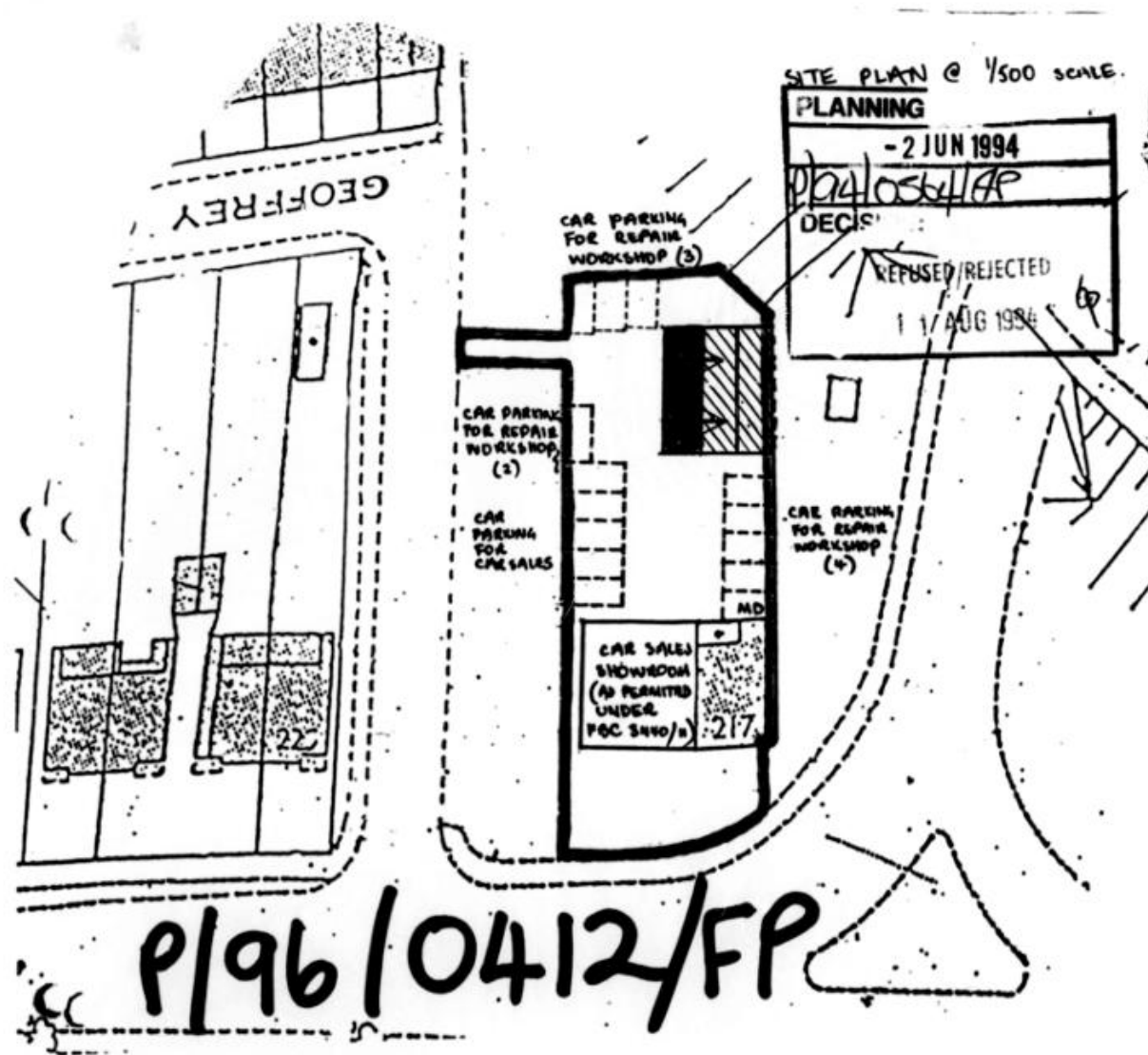
Planning

Class B1c / B8 Uses. The site is currently used as a car workshop and sales area.





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FLOOR PLAN For identification purposes only.



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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 £45,000 per annum exclusive.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand that the property is not elected for VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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11 August 2025

