



43 Carisbrooke Road
Gosport, Hampshire, PO13 0QY

TO LET

Well Located Class E Premises Sales Area 634 sq ft

Key Features:

- Well located within Precinct
- Residential and local retail location
- Parking
- Total size - 758 sq ft
- Ancillary area - 124 sq ft
- 100% small business rate relief eligible
- New EFRI lease available
- Rent £900 pcm





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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.

The property is located within Carisbrook Precinct.

Description

The subject property comprises a ground floor retail unit providing an open-plan sales area, with ancillary, WC and kitchen located to the rear. The premises are suitable for a variety of uses falling within Use Class E.

Accommodation

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

Area	Sq Ft	Sq M
Sales Area	634	58.9
Ancillary	124	11.52
Total	758	70.42

EPC

We understand the property has an EPC rating of D (expiry date - 28 August 2027).

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.

10 March 2026

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 (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £900 per calendar month.

There is a service charge.

Business Rates

Rateable Value (2026): £8,700

Occupiers will pay approximately 38% of this per annum.

VAT

We understand that the property is not elected for VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Viewings and Further Information

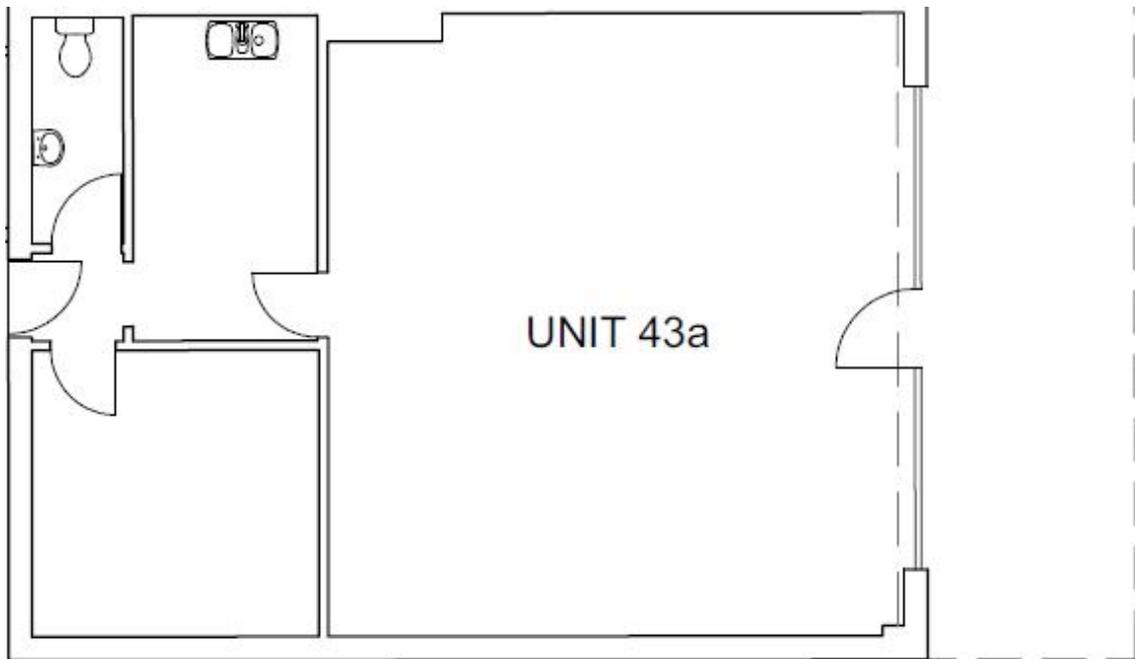
Please contact the sole agents Flude Property Consultants:

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Floor Plan



For identification purposes only.