



**TO LET**

128 High Street  
Gosport, Hampshire, PO12 1DT



## Key Features

- Well located within pedestrianised high street
- Public car parking nearby
- Open plan retail unit
- Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses
- New FRI lease available
- Rent £27,000 pax
- Nearby occupiers include Superdrug, HSBC, Lloyds, JD Wetherspoons, Savers, Holland & Barrett, Boots and Specsavers.

## Location & Situation

Gosport is located on the Hampshire south coast, 3 miles west of Portsmouth and 15 miles south of Southampton. The Gosport ferry provides quick access to Portsmouth Harbour Railway Station (regular services to London Waterloo). The property is located in Gosport town centre on the pedestrianised High Street, close to its junction with North Cross Street.

Gosport Ferry is close by which provides a direct link to Gun Wharf Quays Shopping Centre, Historic Naval Shipyards and Portsmouth Railway Station (ferry service every 15 minutes).

There are a number of public car parks close by. Nearby occupiers include Superdrug, HSBC, Lloyds, JD Wetherspoons, Savers, Holland & Barrett, Boots and Specsavers.

## Description & Accommodation

The property comprises a self-contained ground floor retail unit with parking spaces to the rear of the property.

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

Area	Sq Ft	Sq M
Ground Floor	2,314	214.97
Total	2,314	214.97



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## Rateable Value

Rateable Value (2026): £21,500

Occupiers will pay approximately 38% of this per annum.

## EPC

We understand the property has an EPC rating of C (expiry date - 23/09/2030).

## 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 £27,000 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:

Josh Gettins  
j.gettins@flude.com  
07545 846799

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24 April 2026

