



48 Stoke Road
Gosport, Hampshire, PO12 1HX

TO LET

Ground Floor Lock-Up Shop Total NIA: 36.23 sq m (390 sq ft)

Key Features:

- Ground floor retail unit
- Close proximity to High Street which has direct links to Portsmouth
- Street parking nearby
- Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses
- New EFRI lease available
- No VAT
- Rent £10,000 pax
- May be eligible for small business rate relief
- Nearby Occupiers include Fenwicks Estate Agents, A Slice of Vinyl Record Shop and Aspire





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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.

Nearby Occupiers include Fenwicks Estate Agents, A Slice of Vinyl Record Shop and Aspire.

Description

The premises comprises a ground floor lock up shop. Internally, there is a sales area, with a storage room and W/C to the rear.

Accommodation

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

Area	Sq Ft	Sq M
Sales	390	36.23
Total	390	36.23

EPC

We understand the property has an EPC rating of C.

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 £10,000 per annum exclusive.

Business Rates

Rateable Value (2026): £4,950.

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

VAT

We understand this property is not registered for VAT.

Legal Fees

Each party to bear their own legal costs incurred.

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.

18 May 2026

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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