

## Retail Property To Let

**117 High Street  
Gosport  
Hampshire  
PO12 1DR**



### LOCATION

High Street Gosport is a busy suburban shopping destination being well situated in the heart of Gosport and is served by road and ferry connections.

The property occupies a good trading location next to Carphone Warehouse and Holland & Barrett, and other local and national retailers including Boots, Dorothy Perkins, Costa, Poundland, Superdrug, New Look, Clarks, national Banks and many others.

GW/04710 Feb 2018 High Street 117

### ACCOMMODATION

The premises comprise a retail unit with a large sales area on the ground floor and ancillary storage. The shop offers a net frontage of 3.5 metres as there is a separate front access for the upper floors. The Gross frontage is 6.0m for the shop signage. The premises widens internally to offer 5.55m maximum.

The following are approximate measurements and dimensions:

	ft	m
Internal Width (min)	12' 3"	3.75 m
Internal Width (max)	18' 2"	5.55 m
Shop Depth	55' 9"	17 m
Built Depth	63' 9"	19.45 m
Sales Area	803 sq ft	74.6 sq m
Storage	151 sq ft	14 sq m
WC		

### TERMS

We are instructed to arrange a new full repairing and insuring lease for a term to be agreed at a commencing rental of £15,500 pax and subject to periodic upward only rent reviews.



The Code of Practice for Commercial Leases recommends that parties intending to enter into leases should seek early advice from property professionals or Lawyers. Alternative terms may be requested subject to negotiations

### LEGAL COSTS

The Lessee may be required to contribute to the costs incurred in this transaction.

### VIEWING

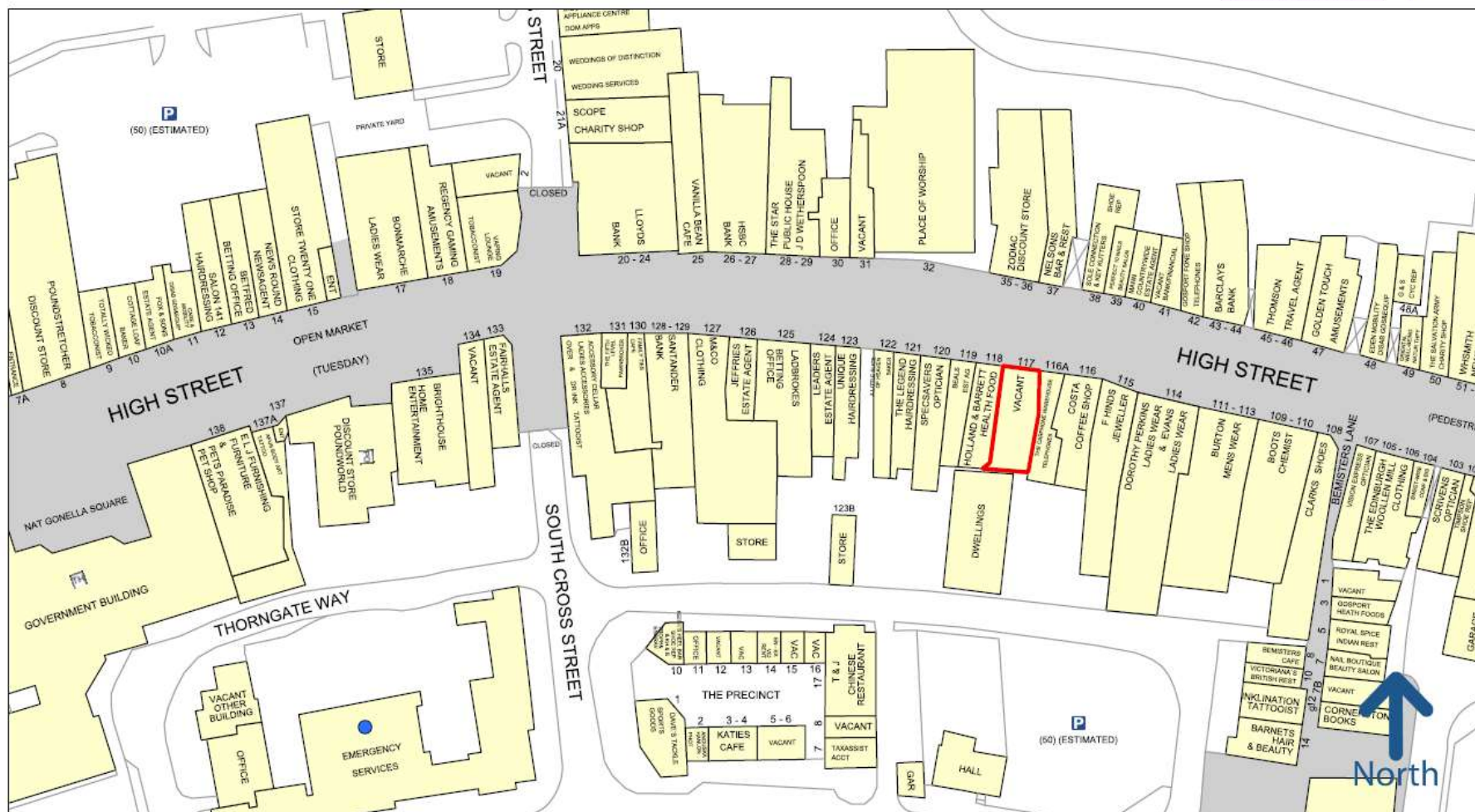
All arrangements to view must be made by prior appointment with Sole Agents **GARNER WOOD** on **023 9262 9000**.

# GARNER WOOD

**Tel: 023 9262 9000**

## Particulars

- **Good trading location**
- **EPC Rating: D(84)**
- **Rent: £15,500 pax**
- **Rateable value:  
£17,750 Source:  
V/O website (11/2017)**
- **All terms quoted are  
exclusive of VAT  
(except where  
specifically stated).**
- **Services Plant  
Equipment and  
fixtures not tested.**



Experian Goad Plan Created: 05/04/2017  
Created By: Garner Wood



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