

97-99 Bury Road, Gosport,
Hampshire PO12 3PR



TO LET

■ Double Fronted Shop

Total Size 86 sq m (931 sq ft)

■ Key Features

- Close to town centre
- Prominent main road position
- Large retail unit - could be split
- One parking space
- Suitable for a variety of uses (stp)
- New flexible lease available
- Rent £960 per month
- 100% business rate relief possible
- Nearby occupiers include Memorial Hospital, Wells Pharmacy and Domino's



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. 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.

Gosport **links directly to Portsmouth** via a pedestrian ferry that runs throughout the day with a journey time of four minutes.

The property is situated on the **southern side of Bury Road**, which is approximately **1.5 miles from the town centre**. **Nearby occupiers include Memorial hospital, Wells Pharmacy, Domino's and a Community Centre.**

Accommodation

We have measured and calculate the accommodation to have the following approximate floor areas:

Description		
Ground Floor Sales Area	80 sq m	866 sq ft
Storage	6 sq m	65 sq ft
Total Size	86 sq m	931 sq ft

There is potential to split into two units. Further info on request.

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 **£960 per month exclusive**.

Viewings and Further Information

Please contact the sole agents Flude Commercial incorporating Garner Wood:

portsmouth@flude.com
023 9262 9000
www.flude.com



VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Planning

Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

EPC

We understand the property has an EPC rating of D(84).

Business Rates

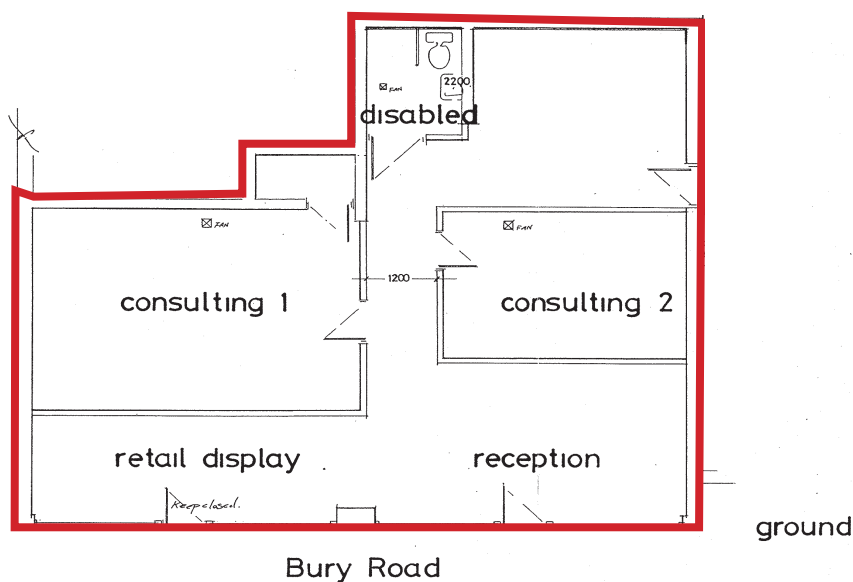
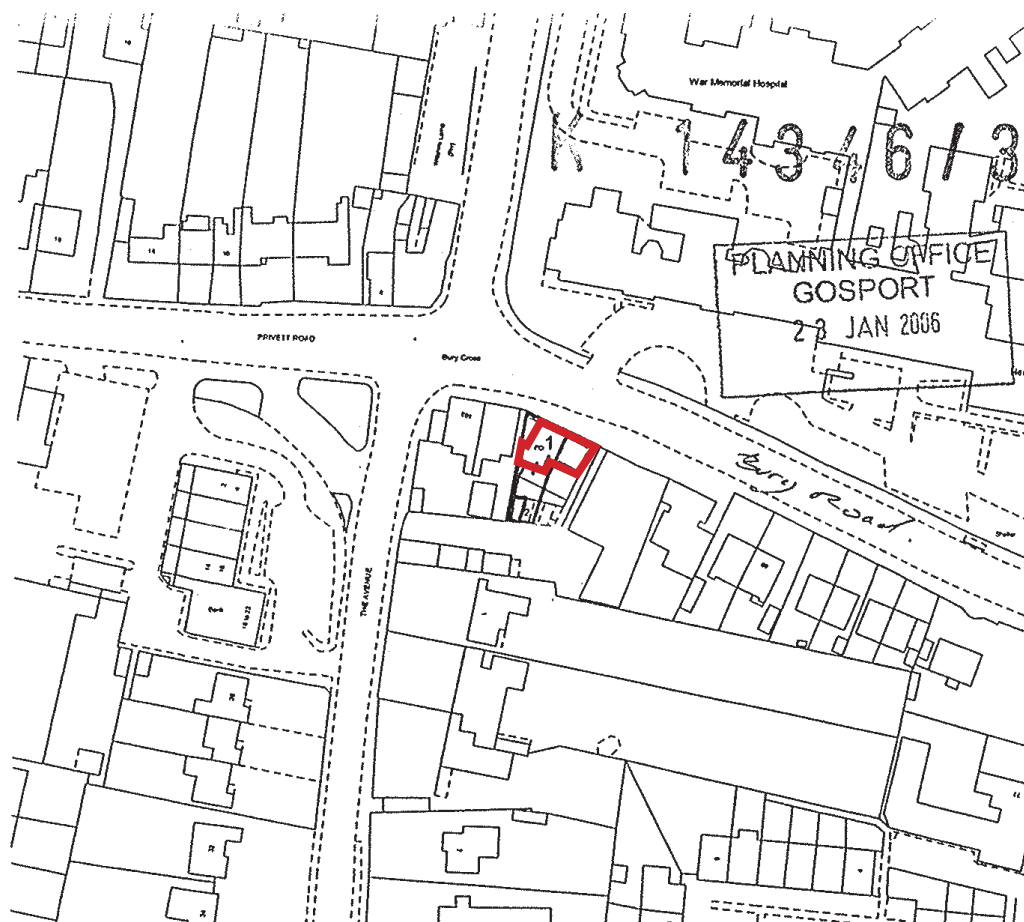
Rateable Value (2017): £11,250.

As the RV is below £12,000 we believe **100% small business rate relief is possible**.

Legal Fees

The prospective tenant will be required to contribute to the costs incurred in this transaction.

Location Map & Floor Plan



For identification purposes only.

Flude Commercial 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 Commercial 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.

23 October 2018