



**HOLLOWAY
ILIFFE &
MITCHELL**

Office, Retail
TO LET



2 The Precinct, South Street, Gosport, PO12 1HA

GROUND & FIRST FLOOR LOCK-UP SHOP

Summary

Tenure	To Let
Available Size	530.12 sq ft / 49.25 sq m
Rent	£7,000 per annum
Rates Payable	£1,696.60 per annum
Rateable Value	£3,400
EPC Rating	B (47)

Key Points

- Located Within Gosport Town Centre
- Shared Car Park
- Other Uses Considered (STP)
- Close To Ferry Terminal Leading To Portsmouth



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2 The Precinct, South Street, Gosport, PO12 1HA

Description

The Precinct comprises various units with ground floor retail areas, with units fronting South Street having first floor accommodation and the units within the Parade being single storey lock up units.

Units 2 The Precinct is a lock up shop over ground and first floor. It has recently been extensively refurbished and benefits from double frontage. On the first floor is a WC.

Location

The Precinct is situated in the heart of Gosport, accessed via South Street which in turn links with Privett Road to the west and the A32 to the north which will ultimately lead to the M27 which links to Southampton to the west and Portsmouth to the east.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
Unit - Ground and First floor	530	49.24	To let	Available
Total	530	49.24		

Terms

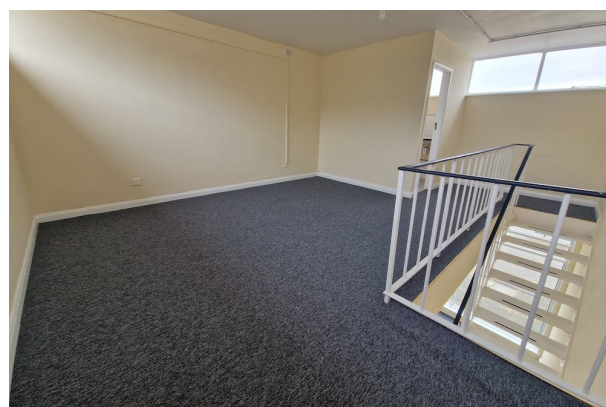
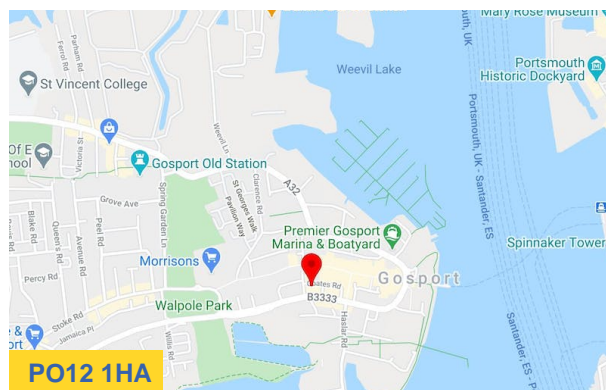
£7,000 per annum exclusive of VAT.

Available on a new full repairing and insuring lease for a term to be agreed.

Business Rates

Rateable Value £3,400

You are advised to confirm the rates payable with the local council before making a commitment.



Viewing & Further Information

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