

01329 221199

eddisons.com

INDUSTRIAL UNITS – FOR SALE

Eddisons



Classic House, Toronto Place, Gosport PO12 4UZ

£550,000 *Fixtures and Fittings Included

523 sq. m. (5,624 sq. ft.)

- Freehold Investment Sale
- Potential to Regear Lease in Short Term (Annual Rent Reviews)
- Passing Rent £20,400 PAX
- Estimated Rental Value £35,000 PAX
- Potential to Purchase Individual Units

LOCATION

Gosport is a large town situated within southern Hampshire with direct frontage onto The Solent. It is noted for its military and naval connections. The A32 provides main road access from Fareham in the north providing ongoing access to the M27 south coast motorway. The town is situated 5 miles south of Fareham and 15 miles southeast of Southampton. Portsmouth is accessible across Portsmouth Harbour via a pedestrian ferry connection. Toronto Place forms part of an established industrial estate located half a mile west of Gosport town centre. Occupiers on the estate are for the most part small local businesses.

DESCRIPTION

The buildings are purpose-built workshop/industrial premises, the majority of which are of steel portal frame design with profile corrugated sheeting. There are sections of brick and blockwork infill panels. There are two distinct areas to the site each occupied.

The site we are selling comprises two titles **HP384821 & HP346385**. The buildings are attached and could readily be interconnected but are at present separate and let out. Yard/parking is provided to the front of both units.

There may be the potential to purchase individual units rather than the whole (subject to negotiation).

PRICE

The property is available to purchase freehold and subject to the occupational lease at a guide price of £550,000. ***The sale price will include fixtures and fitting including a compressor, overhead dust extractor and a spray booth / paint mixing room.***

VAT

We are advised that the property is NOT VAT elected.

BUSINESS RATES

Further details available on request.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

EPC

Being reassessed.

LEASE TERMS

We are advised the tenant was granted a new 6-years lease in 2023 at £20,400 pax, on FRI terms. Annual open market rent reviews are provided for, with no break options. The smaller unit (title no. HP346385) is sublet although, notice has been served.

AREAS

The property has the following approximate floor areas on a GIA basis:

Accommodation	Sq. M.	Sq. Ft.
Title HP384821		
Over ground and first floors	369	3,970
Title HP346385		
Ground floor	154	1,654
TOTAL	523	5,624

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Daniells Harrison



Nick Holtby
01329 221199
nicholas.holtby@eddisons.com
Ref: 070824NH / Date: 07/08/24



*Approximate boundaries, accuracy not guaranteed.

For more information, visit eddisons.com
01329 221199

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons