



81-84 High Street

Gosport

PRIME STORE TO LET (subject to vacant possession)

Rent

On application

VAT

All figures are quoted exclusive of VAT, if applicable.

Accommodation

Approximate net internal areas:

Ground Floor	6,690 sq ft	581 sq m
First Floor	6,254 sq ft	612.5 sq m
Basement	363 sq ft	33.7 sq m
Total:	13,307 sq ft	1,227.2 sq m

(Interested parties are advised to verify these areas on site by prior appointment)

Incentives

Available.

Property Highlights

- High Street location
- Extensive frontage
- 581 sq m on ground

Location

The property is prominently situated on the southern side of High Street along the pedestrianised shopping thoroughfare and occupies a 100% prime location immediately adjoining Poundland and opposite Subway.

Description

The property comprises a prime retail unit with sales accommodation on ground and first floor levels.

Tenure

The property is available by way of a new lease for a term to be agreed.

Viewing: Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Newmark:

Subject to contract.

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NEWMARK

81-84 High Street

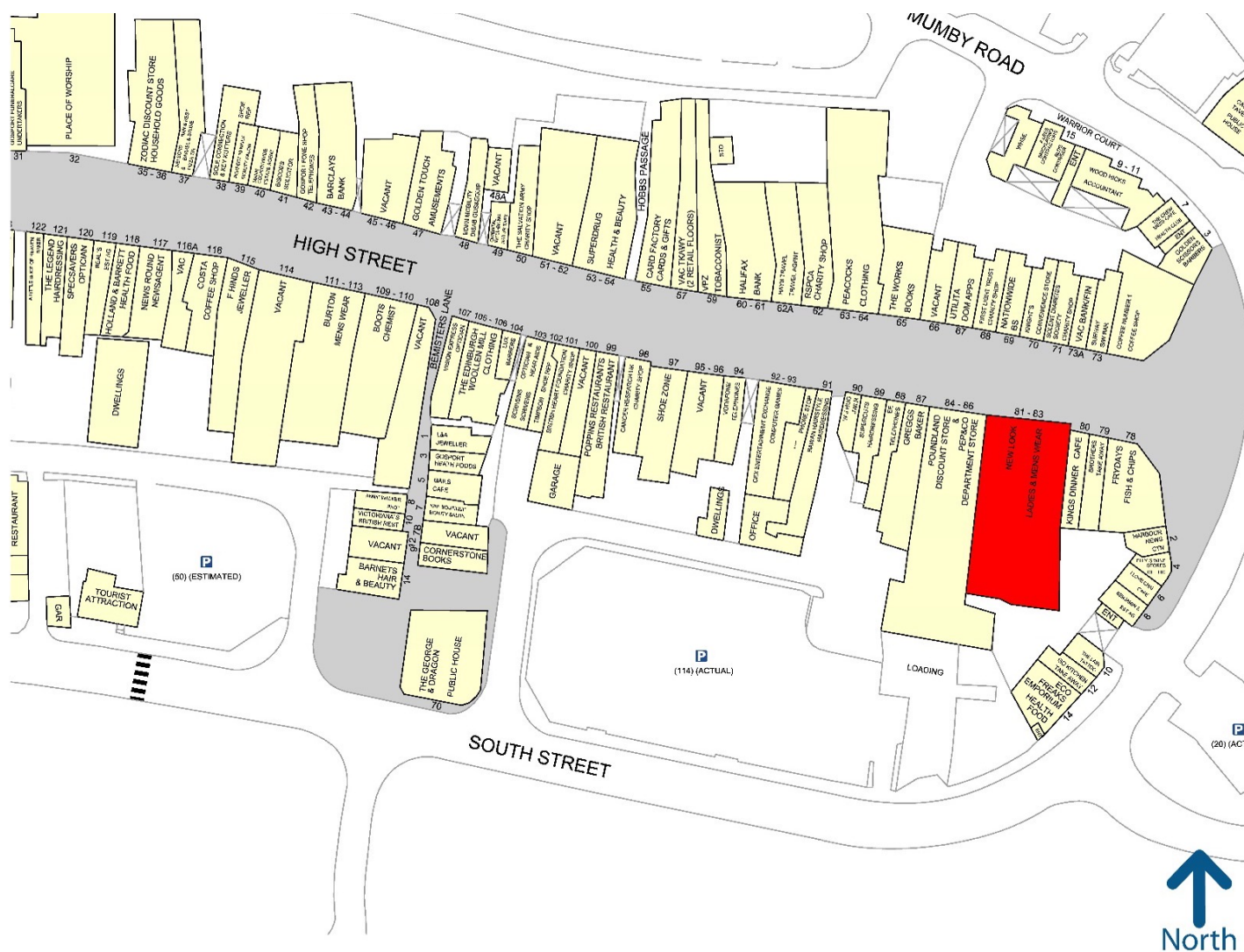
Gosport

Business Rates

Rateable Value		£62,000
Rates Payable	(20/21)	£31,744
Rateable Value		£52,000
Rates Payable	(23/24)	£26,624

Interested parties should make their own enquiries with Gosport Borough Council (03000 501 501).

Location Map



EPC

The EPC rating for the premise is D-24. Full Energy Performance Certificate available upon request.

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