

Double Shop Premises TO LET

97-99 Bury Road
GOSPORT
PO12 3PR



LOCATION

The property is situated on Bury Road in Gosport, which forms part of the wider Solent conurbation situated approximately 18 miles east of Southampton and less than a mile west of Portsmouth with a residential population in excess of 80,000 (source 2011 census).

The shop occupies a prominent position along Bury Road, opposite the Memorial Hospital and close to the junction with The Avenue.

It was formerly a Chiropractic Clinic and other nearby occupiers include Wells Pharmacy, Domino's pizza, and a Community centre.

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Garner Wood or any person in their employment, cannot make or give any representations or warranty whatsoever in relation to this property.

ACCOMMODATION

The property provides a highly visible double fronted shop unit, which currently provides a reception area, three partitioned offices, disabled WC, and staff facilities to the rear.

The property has the following approximate areas and dimensions:

	Ft	M
Ground floor sales area	866 sq ft	80 sq m
Staff/storage	65 sq ft	6 sq m
WC		

There is also one car parking space to the back of the premises, accessed from The Avenue.

LEASE TERMS

The premises are available on the basis of a new effective full repairing and insuring lease at a commencing rental of £13,000 pax for a term to be agreed.



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

LEGAL COSTS

The ingoing tenant may be required to contribute to the costs of forming the new lease.

VIEWING

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

GW02619 MAR17 GOS BURY ROAD 97 99

GARNER WOOD

Tel: 023 9262 9000

Particulars

- **PROMINENT MAIN ROAD POSITION**
- **BURY ROAD, GOSPORT**
- **RENT: £13,000 PAX**
- **RATEABLE VALUE
£11,250 SOURCE: VOA
(04/2017)**
- **EPC RATING: D (84)**
- **ALL TERMS QUOTED ARE
EXCLUSIVE OF VAT
(EXCEPT WHERE
SPECIFICALLY STATED)**
- **SERVICES PLANT
EQUIPMENT AND
FIXTURES NOT TESTED**

Energy Performance Certificate

Non-Domestic Building



Gosport Chiropractic Clinic
 97-99 Bury Road
 GOSPORT
 PO12 3PR

Certificate Reference Number:
 0950-0136-2339-5306-7006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

84 This is how energy efficient the building is.

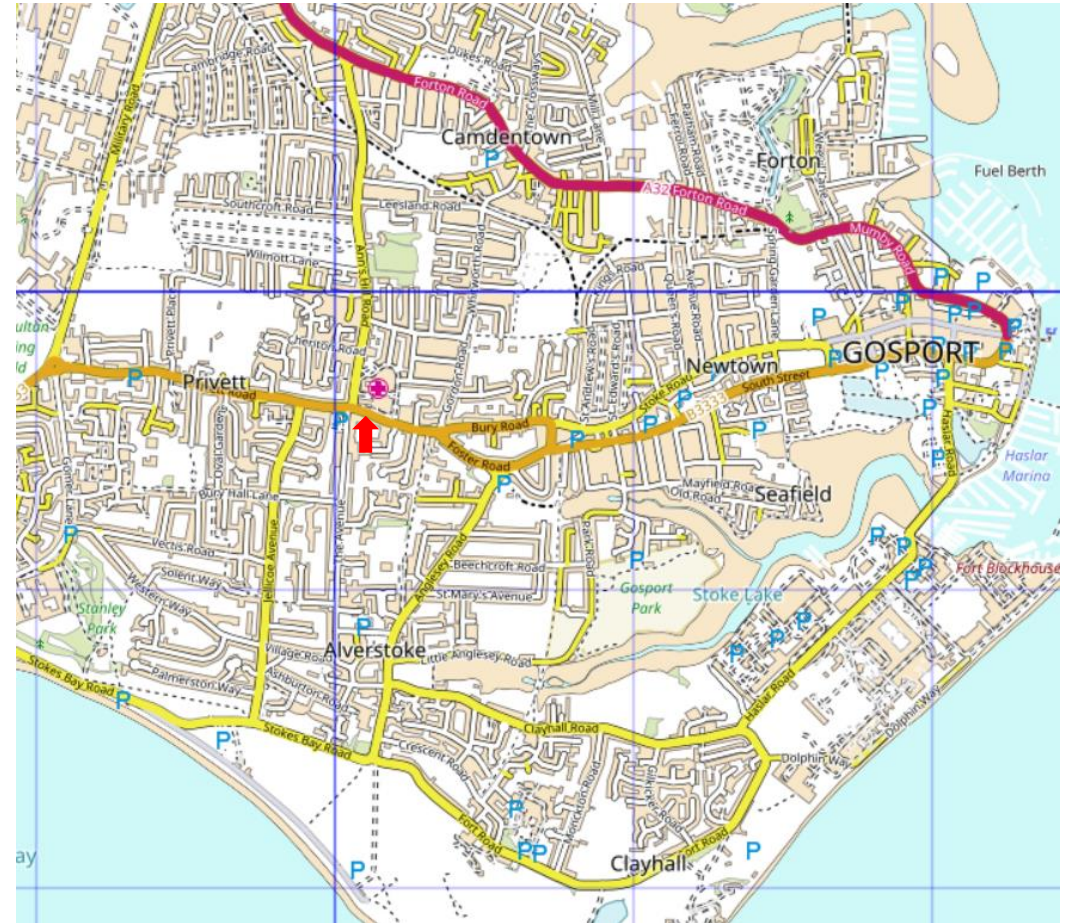
Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	85
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	63.42
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

23 If newly built
67 If typical of the existing stock



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