



81-84 High Street Gosport

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

Prime store to let

(Subject to vacant possession)

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.

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.

Business Rates

Rateable Value	£62,000
Rates Payable (20/21)	£31,744

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

EPC

The Energy Performance Certificate for the unit is available upon request.

Viewing

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

Subject to contract

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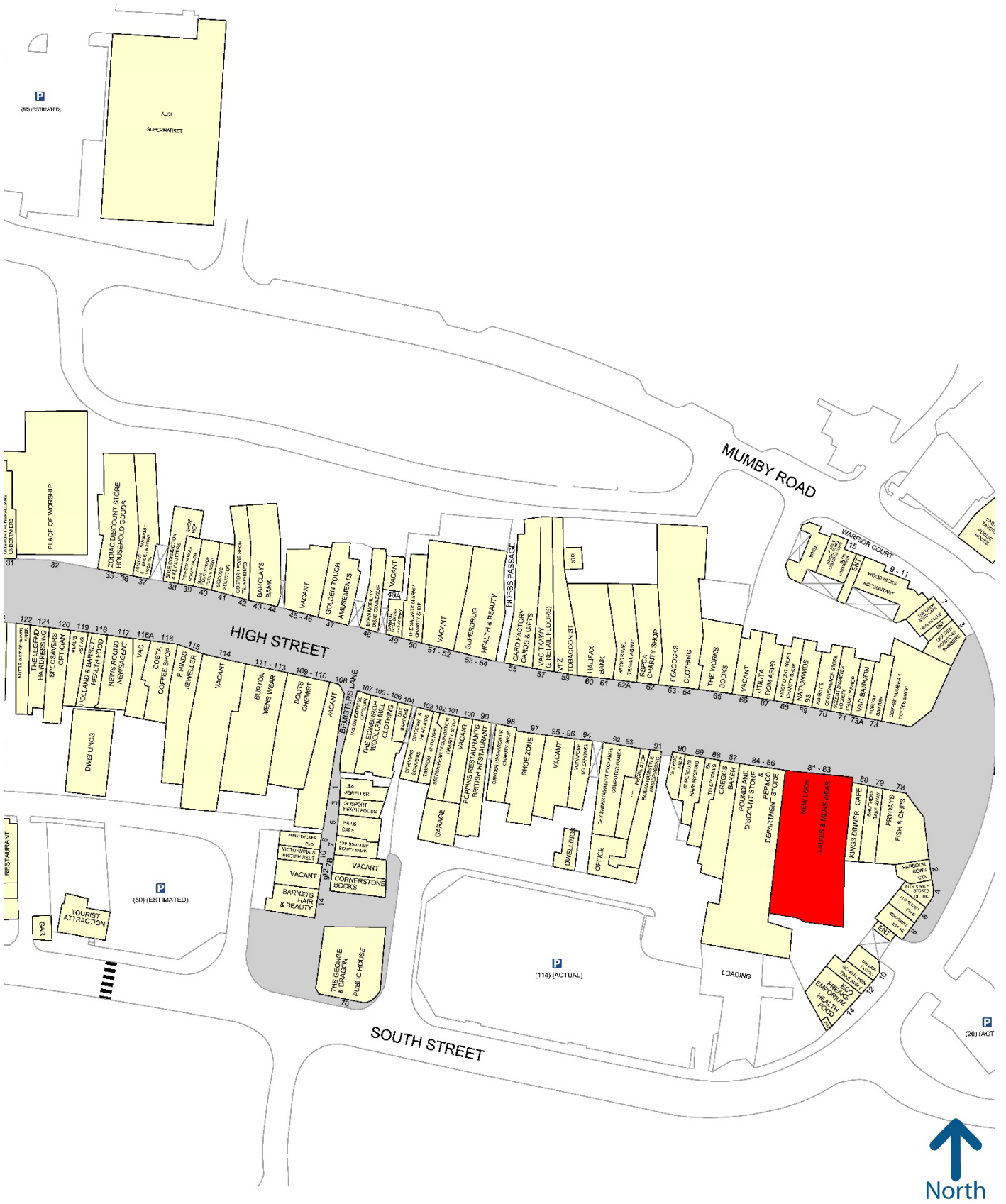
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