

**GROUND FLOOR**  
**Town Centre Lock-Up Shop**  
**available as 1 unit or 2 smaller units**



**Located in retail parade in the main retail location of the town**

**Close to the seafront with on-street car parking in the High Street & close-by**

**Close to Boots, Co- Op Supermarket and Post Office & Solent Mobility Centre & various other retailers and estate agents**

**TO LET**  
**GROUND FLOOR - 135, HIGH STREET**  
**LEE ON THE SOLENT, PO13 9BU**  
**G/F sales 876 ft<sup>2</sup> (81.38m<sup>2</sup>) or 2 units of c430 sqft each**

[www.rpullen.co.uk](http://www.rpullen.co.uk)

STRICTLY SUBJECT TO CONTRACT. ALL MEASUREMENTS APPROXIMATE

These particulars do not constitute any offer or contract and although believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any contract. Services have not been tested and no warranty is given as the condition of the property or services. Interested parties should satisfy themselves as necessary, as to the structural integrity of the property and condition/working order of services, plant and equipment.

## Location

Lee-on-the-Solent is a coastal town fronting The Solent and is located 5 miles south of Fareham, 4 miles west of Gosport, 12 miles west of Portsmouth and 14 miles east of Southampton. The property is located in the centre of the town on the west side of The High street, the main retail location of the town.

The property is situated in a parade of shops. It is close to the Co-Op supermarket incorporating the Post Office, the main supermarket in the town centre and also close to Boots and other retailers. It is close to the junction with Pier Street with its Tesco Express, which links to the main seafront.

There is on-street car parking in front of the property in The High Street and also in the surrounding roads with public car parks also serving the town centre.

The property is close to the town centre doctor's surgery and dental surgery.

## Description

The property comprises a ground floor lock up shop partitioned with a rear store room.

The property is available to let as a whole or can be divided into two smaller units each with separate front and rear entrances and WC facilities

The property has rear loading access at the rear.

## Specification & Highlights

- Timber shop front
- Available as one or two smaller units
- Shop internal frontage – 23'2 (Total)
- Shop depth 38'4
- 2 rear loading accesses
- Separate store room and staff rooms
- Close to Co-Op, Boots & other retailers
- On-street car parking

## Lease Terms

The property is available as a whole or as 2 units, on the basis of a new internal repairing and insuring lease for a term to be agreed. A service charge is payable for the maintenance of the building such that the premises are let on an effective full repairing and insurance basis.



## Accommodation Summary

The property has been measured as a whole on a net internal area basis, as follows:-

	m <sup>2</sup>	ft <sup>2</sup>
Sales area	81.38	876
Store room	4.37	47
Staff Room/Kitchen	4.37	47
WC		

The shop can be divided into two smaller units each with its own entrance and will provide approx. 430 sqft sales per unit.

## Energy Performance Certificate

The property has an energy performance asset rating of 70 (band C). A copy of the certificate is available for inspection.

## Rent

£15,500 pa as a whole or

£8,250 pa per unit if let as two smaller units

The rents are excl of VAT, service charge and business rates. {VAT is not currently payable}

## Business Rates

The VOA have assessed the premises on the 2017 Rating List with a Rateable Value of £15,250.

If the shop is split into two smaller units the rateable value will be split such that some occupiers may be able to benefit from small business rates relief and not pay rates. Prospective tenants should make enquiries direct of Gosport Borough Council.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Viewing and Further Information

Strictly by appointment with the sole agents through whom all negotiations must be conducted:-

**Richard Pullen, Pullen Associates**

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