

MAY QUALIFY FOR SMALL BUS. RR (STC)



## 14 The Avenue, Gosport, PO12 2JR

Rarely Available Lock Up Shop

### Summary

|                |                        |
|----------------|------------------------|
| Tenure         | To Let                 |
| Available Size | 803 sq ft / 74.60 sq m |
| Rent           | £11,000 per annum      |
| Service Charge | £204.55 per annum      |
| EPC Rating     | C (70)                 |

### Key Points

- Popular Local Shopping Precinct
- Modern Fit Out
- Alternative Uses Considered (STP)
- Glazed Shop Front
- Onsite Parking

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## Description

Lock up shop with prominent frontage onto The Avenue and Privett Road. The shop benefits from a glazed shop front, suspended ceilings, spot lights, small treatment/consulting room, kitchen area and a wc and wash hand basin. There is parking at the front of the site.

## Location

The premises are situated at the junction of Privett Road and The Avenue, immediately to the east of the Shell filling station. Gosport Town Centre is a short distance to the south with Lee on the Solent and Fareham to the north.

## Accommodation

The accommodation comprises the following areas:

| Name                     | sq ft      | sq m         | Availability |
|--------------------------|------------|--------------|--------------|
| Unit - Sales             | 669        | 62.15        | Available    |
| Unit - Consultation Room | 74         | 6.87         | Available    |
| Unit - Kitchen Area      | 60         | 5.57         | Available    |
| <b>Total</b>             | <b>803</b> | <b>74.59</b> |              |

## Specification

Aluminum glazed shop front  
Concrete floor  
Suspended ceiling  
Spot lights  
Kitchenette - base & sink units  
Treatment / consultation room  
WC and wash hand basin  
Parking x 1 space

## Terms

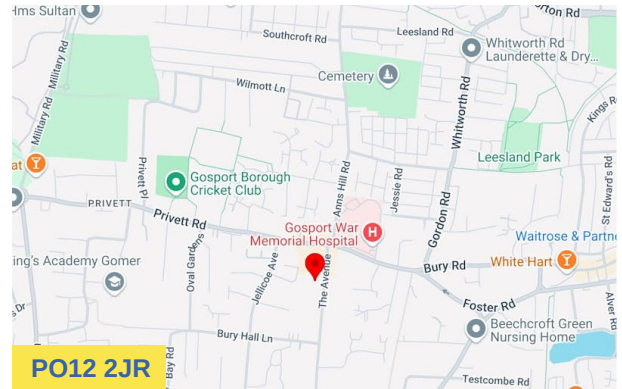
Available on a new effective full repairing and insuring lease for a term to be agreed. Quoting rent £11,000 pa

## Other Costs

Legal Costs - Each party to bear their own costs incurred in the transaction  
Estate Service Charge- there is to be an estate service charge levied, further details upon request.  
VAT - Unless otherwise stated all costs / rents are exclusive of VAT

## Business Rates

The current rateable value is £5,600, this is below the threshold for Small Business Rates Relief. To find out more please enquire with the Local Authority.



## Viewing & Further Information

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