

FOR SALE/LET

Commercial Unit

**Unit 3B The Chandlers,
Royal Clarence Yard,
Gosport, Hampshire, PO12
1AX**

Key Features

- Net Internal Area 998 Sq Ft (93 Sq M)
- £180,000 for the Long Leasehold
- £15,000 per Annum
- Prime Waterfront Location
- Versatile Class E Unit



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3 West Links, Tollgate, Chandler's Ford, Hampshire, SO53 3TG

Location

Gosport is a large town within southern Hampshire, situated 5 miles south of Fareham and 15 miles southeast of Southampton. The A32 provides access from Fareham in the north, with further access to the M27. Royal Clarence Yard is a prime waterfront location in a thriving area with a rich maritime heritage.

Description

The property comprises the ground floor of a centre terraced commercial building of traditional brick construction. The opportunity provides well-presented space with WC Facilities, directly facing the waterfront and Marina. The parade of shops include other neighbouring businesses, including One Stop convenience store and bars/restaurants, making a positive impact to the footfall in the area.

There is ample public parking nearby, with selected zones providing free parking timeslots, with permits available to purchase at additional cost.

Terms

Offers considered in the region of £180,000 subject to contract for the 999 year long leasehold. Or available by way of a new full repairing and insuring lease for a term to be agreed at £15,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Please note the occupational tenants are liable for a service charge of £1,056.34 per annum inclusive of VAT.

We understand that VAT is payable, however all parties are advised to make their own enquiries into the matter.

Accommodation

Floor Areas	Sq Ft	Sq M
Total Net Internal Area	998	93

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

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/// What3words: **cult.large.natively**

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating

To Be Assessed

Rateable Value

Rating

£10,250

Source www.voa.org.uk

Money Laundering

All prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

Dominic Arkell | 07918 926 119 | darkell@mavarealestate.co.uk

Graham Jacobs | 02392 983 102 | graham@trafalgarpcc.com



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