

FOR SALE

Investment Opportunity

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

Key Features

- Net Internal Area 732 Sq Ft (68 Sq M)
- Current Income £11,000 per Annum
- Established Business Tenant
- Waterfront Investment Property
- In Demand Commercial Area



GET IN TOUCH: 023 8022 2292 | www.mavarealestate.co.uk

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, making it an attractive prospect for any future tenants. 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.



What3words: **shack.curl.deck**

Terms

Offers considered in the region of £152,000 subject to contract for the 999 year long leasehold, subject to subsisting tenancies.

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	732	68

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



Lease Terms

The property is let by way of a lease dated 23rd August 2024 for a term of 10 years at a passing rent of £11,000 per annum stepping up to £14,000 per annum by the 5th year, expiring 22nd August 2034. The lease is subject to an Open Market Rent Review and tenant break clause on 22nd August 2029, subject to 3 months notice. The lease is drawn on full repairing & insuring terms.

Please note the occupational tenants are liable for a service charge of £ 774.92 per annum inclusive of VAT.

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

£7,600

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.



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@trafalgarpc.com



These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or mis-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.