

FOR SALE

Investment For Sale

Land / Car Park At Gunners Way, Gosport, Hampshire, PO12 4DS

Key Features

- 0.681 Acres Surfaced Car Park
- Future Development Potential
- Scope for Industrial Open Storage (IOS)
- Let until 2029 to "The Range"
- Highly reversionary income
- Guide Price £500,000



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.

The site is situated in Gunners Way in an established industrial location, at the junction of Alphage Road & Gunners Way.

Description

The site comprises a mainly tarmac surfaced level car park, currently used by "The Range" for staff and over-flow parking.

The boundary is partially fenced, but otherwise open and unsecured.

The site is accessed off Alphage Road, which leading northwards onto Wingate Road, serving the industrial estate.

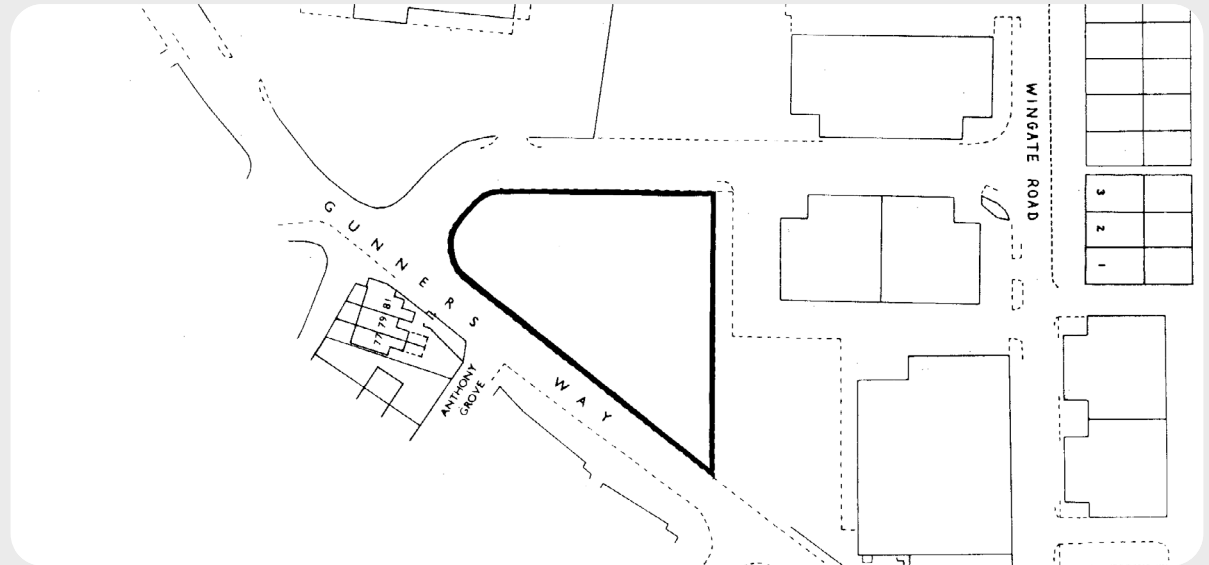


What3words: **fund.scars.evenly**



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

Site Plans



For guidance purposes only. Not to scale and not to be relied upon.

Tenure

The land is freehold title HP320232.

Terms

Un-conditional offers are sought in the region of £500,000 subject to and with the benefit of the subsisting tenancy as outlined.

We understand VAT is not applicable however all parties are advised to make their own enquiries into the matter.

Planning

The site is believed to have alternative use potential for Industrial Open Storage (IOS) Class B8, subject to any necessary consents.

The site is considered to have development potential for some form of Class E, Class B2 or B8 uses subject to planning.

Site Area

Area	Acres
Total Gross Area	0.68

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



Lease Terms

The site is subject to a lease dated 14 June 2005, made between Southern Co-Operative (as landlords) and CDS(Superstores International) Ltd (as tenants) for a term expiring 20th June 2029, reserving a current passing rent of £4,490.91 per annum.

There is an outstanding potential rent review from 2024 on an index linked basis.

Current user – Car park and recycling centre ancillary to superstore at 1 Gunners Way.

The lease is outside the security of tenure of the L&T Act 1954.

Tenant Details

CDS (Superstores International) Ltd trades as The Range and is one of the UK's largest value home, leisure and garden retailers, established in 1992.

The business has approx 210 stores across the UK.

The business has strong revenue growth and net tangible assets exceeding £1bn.

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 sellers sole agent:

Duane Walker | 07880 700 995 | dwalker@mavarealestate.co.uk

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

Abbigail Gray | 023 8022 2292 | agray@mavarealestate.co.uk



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 miss-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.