

FOR SALE

Investment Property

**North Stores, Unit A1
The Granary & Bakery,
Weevil Lane, Gosport,
Hampshire, PO12 1FX**

Key Features

- Gross Internal Area 3,872 Sq Ft (359.72 Sq M)
- Rent Income £39,000 per Annum
- Net Initial Yield circa 9%
- Established Tenant in Place
- In Demand Commercial Area



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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. The property has a prime waterfront location in a thriving area with a rich maritime heritage.

Description

North Stores is a ground floor office unit within the Mill complex. Internally the office is mainly open plan with partitioned meeting rooms, toilets and a communal kitchen with part exposed original brickwork and timber windows and a raised floor.



What3words: **single.speeds.clocks**

Terms

Offers considered in the region of £425,000 subject to contract for the 999 year long leasehold, subject to subsisting tenancy.

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 Gross Internal Area	3,872	359.72

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

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Lease Terms

The property is let by way of a lease dated 14th October 2020 for a term of 10 years at a passing rent of £39,000 per annum, expiring 14th October 2030.

Please note the occupational tenants are liable for a service charge of £8,725 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

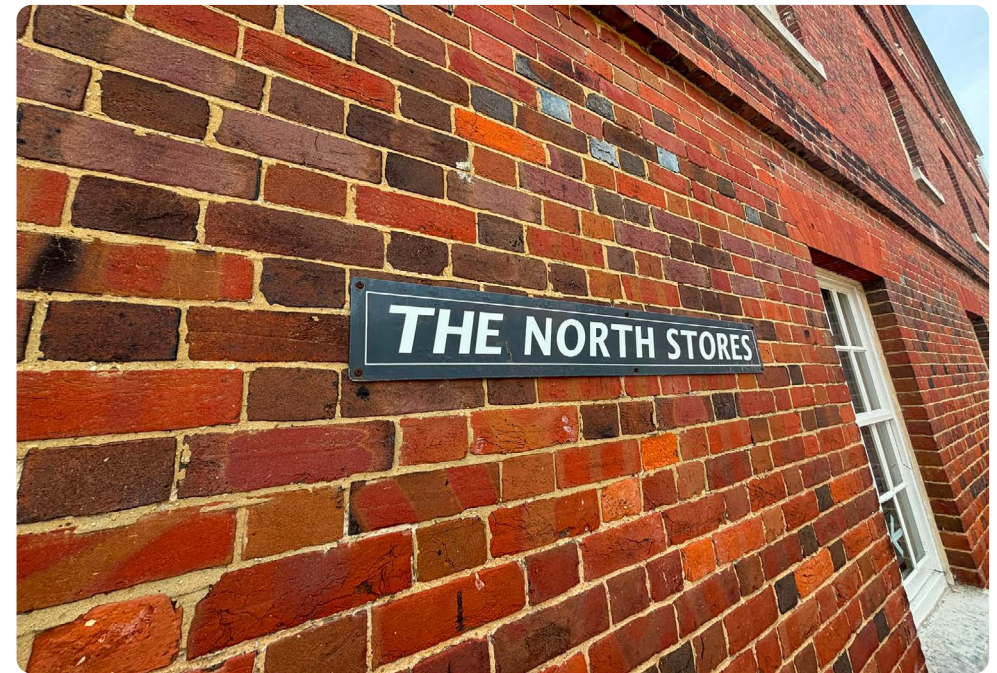
Asset Rating D (91)

Rateable Value

Rating £37,750
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:

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