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RETAIL PROPERTY



55/59 High Street, GOSPORT, Hants PO12 1DR Ex RESTAURANT FOR SALE with Resi potential and income receivable from Card Factory

Location

The store is in prime pitch diagonally opposite Poundland and New Look with other retailers nearby including Card Factory, Boots and Superdrug.

Accommodation

The property provides the following approximate accommodation:

Floor Area	Sq M	Sq Ft
Ground Floor	289	3,107
First Floor Sales	234	2,518
First Floor Ancillary	255	2,745
Second Floor	564	6,070

Rates

The premises have been given a rateable value of £47,000 in the 2017 list. Rates payable £23,171.00 pa (Rate in £ 49.3pence 2018/9)

Interested parties are strongly advised to make their own enquiries.

Freehold Sale

The freehold interest of the building subject to vacant possession of the ground floor, 1st & 2nd floor. Part of the Ground Floor is sublet to Sportswift t/a Card Factory at a rent of £18,750pax expiring 21st Jan 2022. Offers in excess of **£500,000** sought.

Planning

The ground and first floor have A3 consent.

VAT

The property has been elected for VAT purposes.

Energy Performance Certificate (EPC)

Full EPC report and certificate are available on request.

Viewing and Further Information

Viewings strictly by appointment with the sole agent:

Michael Perkins

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34 South Molton Street

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