



139-141 Brockhurst Road
Gosport, Hampshire PO12 3AX

TO LET

LARGE COMMERCIAL BUILDING

Size 234 sq m (2,529 sq ft)

Key Features:

- Situated on a busy road, which connects Gosport to Fareham/M27
- Ground floor 1,930 sq ft
- First floor 598 sq ft
- Suit a variety of uses
- Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses
- Parking for eight cars at the rear/outside space
- New FRI lease available
- Rent £27,500 pax





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Location

Gosport is located on the south coast approximately three miles south west of Portsmouth, six miles south east of Fareham and 15 miles south east of Southampton.

Accommodation

The property comprises a two-storey terraced building, located on the western side of Brockhurst Road.

Internally, the building is currently configured as a medical centre. The ground floor provides a reception, waiting room, WC and five further rooms. The first floor has two further rooms, kitchen, WC and store.

Externally, there is rear access and parking for eight cars. There is also plenty of on road parking nearby.

We understand the accommodation to have an approximate area of:

| Area | Sq M | Sq Ft |
|--------------|------------|--------------|
| Ground Floor | 179 | 1,930 |
| First Floor | 55 | 598 |
| Total | 234 | 2,529 |

EPC

We understand the property to have an EPC rating of C (69).

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £27,500 per annum exclusive.

Business Rates

Rateable Value (2017): £26,500.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT

We understand that the property is not elected for VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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Flude
PROPERTY CONSULTANTS



16 March 2021

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH