

Lot 1

£18,500 Per Annum
Exclusive

31 High Street, Gosport, Hampshire PO12 1DF

Freehold Funeral Directors Investment with Car Parking



Key Details

- Pedestrianised town centre location
- Let to Funeral Services Limited t/a Co-Op Funeralcare
- Includes private rear Car Park
- Busy Hampshire town
- Nearby occupiers include Superdrug, Costa, Ladbrokes, Holland & Barrett and Specsavers

Location

Miles: 3 miles west of Portsmouth
15 miles south of Southampton
82 miles south of London

Roads: A3(M), M27, A32

Rail: Portsmouth Harbour Railway Station

Air: Southampton Airport

Situation

Gosport is located on the Hampshire south coast, 3 miles west of Portsmouth and 15 miles south of Southampton. The Gosport ferry provides quick access to Portsmouth Harbour Railway Station (regular services to London Waterloo). The property is located in Gosport town centre on the pedestrianised High Street (which holds an active street market), close to its junction with North Cross Street. Gosport Ferry is close by which provides a direct link to Gun Wharf Quays Shopping Centre, Historic Naval Shipyards and Portsmouth Railway Station (ferry service every 15 minutes). There are a number of public car parks close by. Nearby occupiers include Superdrug, HSBC, Lloyds, Costa, Ladbrokes, Holland & Barrett and Specsavers

Description

The property comprises a ground floor funeral directors with ancillary accommodation above. The property benefits from a rear car park for 4 cars.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

Band D. See legal pack at www.acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	89.1 sq m (959 sq ft)	Funeral Services Limited t/a Co-Op Funeralcare	10 years from 17/02/2017 on a full repairing and insuring lease (2)	£18,500	17/02/2022
First	Ancillary	33.5 sq m (360 sq ft)				
Second	Ancillary	32.0 sq m (344 sq ft)				
Total		154.60 sq m (1,663 sq ft)			£18,500	

- (1) The Co-Op Funeralcare is a trading name of Funeral Services Limited. Part of The Co-Op Group
(2) Tenants option to renew until 16/02/2037. Tenants option to determine on 17/02/2022 upon 6 months notice and payment of a 4 month rent penalty (£6,167).

Planning

The upper floors of the property may benefit from conversion to residential use, subject to the current occupation and all the necessary consents/permissions. Interested parties are referred to www.gosport.gov.uk/planning



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Acuitus
Peter Cunliffe
+44 (0)20 7034 4852,
+44 (0)7836 742 834
peter.cunliffe@acuitus.co.uk

Acuitus
Peter Mayo
+44 (0)20 7034 4864
+44 (0)7833 459 318
peter.mayo@acuitus.co.uk

Seller's Solicitors: Trethowans
David Jones
+44 (0)1722 426 955
david.jones@trethowans.com