

Lot 34

£33,750 Per Annum Exclusive

55/59 High Street, Gosport, Hampshire PO12 1DR Freehold Retail Parade Investment



Key Details

- Prominent High Street Location
- Three Ground Floor Retail Units
- Tenants include Card Factory and VPZ
- Asset Management Opportunity to let vacant shop
- Nearby Occupiers Include Superdrug, Boots, Poundland, Barclays, Costa Coffee and Holland & Barrett

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

The Gosport ferry provides quick access to Portsmouth Harbour Railway Station (regular services to London Waterloo) as well as Gun Wharf Quays Shopping Centre and Historic Naval Shipyards. The property is located in Gosport Town Centre on the pedestrianised High Street (which holds an active street market). There are a number of public car parks close by. Nearby occupiers include Superdrug, Boots, Poundland, Barclays, Costa Coffee and Holland & Barrett.

Description

The property comprises three ground floor retail units with the first and second floors sold off on a 999 year lease.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

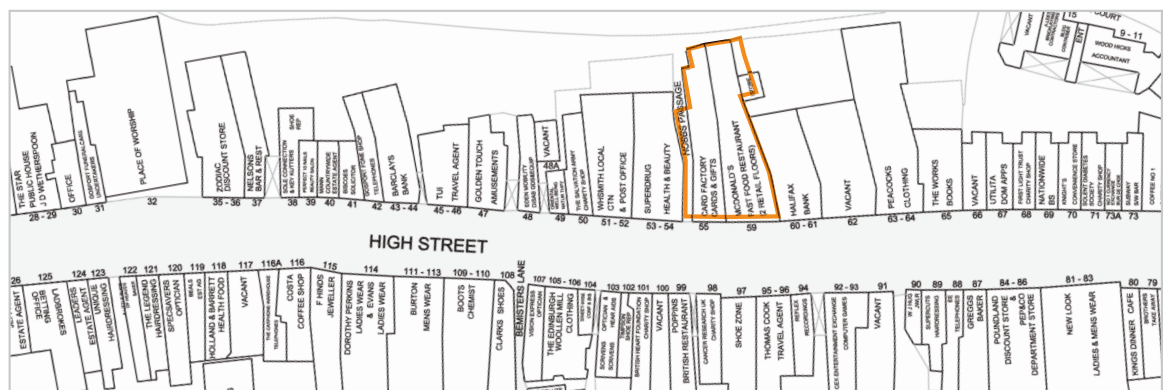
Energy Performance Certificate

See legal pack.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
55 Ground	Retail / Ancillary	175.95 sq m (1,894 sq ft)	SPORTSWIFT LIMITED t/a Card Factory (1)	5 years from 29/09/2019	£18,750	(28/09/2024)
57 Ground	Retail	141.77 sq m (1,526 sq ft)	VACANT POSSESSION			
59 Ground	Retail	106.55 sq m (1,147 sq ft)	CCHG LIMITED t/a VPZ (2)	10 years from 21/02/2020 (3)	£15,000	20/02/2030 (20/02/2025)
55-59 First Second	Residential	not measured	Individual	999 years from 10/06/2019	Peppercorn	(09/06/3018)
Totals		424.27 sq m (4,567 sq ft)			£33,750	

- (1) For the year ending 31st January 2019, Sportswift Limited reported a turnover of £417,167,000, pre-tax profits of £66,206,000 and shareholders funds of £27,574,000 (Source: SmartSearch 30/09/2020).
- (2) For the year ending 31st December 2018, CCHG Limited reported a turnover of £26,397,173, pre-tax profits of £1,441,487 and shareholders funds of £4,781,750 (Source: SmartSearch 30/09/2020).
- (3) The lease provides for a tenant option to determine in 2023 and 2025.



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