

# Lot 30

£46,250 Per Annum  
Exclusive

## 55/59 High Street, Gosport, Hampshire PO12 1DR

Freehold Retail Parade Investment

Tenant at 57 High Street  
fitting out, and due to open in  
December 2021



### Key Details

- Three ground floor shops let to Card Factory, VPZ and tenant to be trading as Koi Hut
- New 15 year lease on letting to Koi Hut (subject to options)
- Prominent Retail Parade on High Street Location
- Nearby occupiers include Poundland, Superdrug, The Works, New Look and Vodafone

### 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 Poundland, Superdrug, The Works, New Look and Vodafone.

### Description

The property comprises three ground floor retail units with the first and second floors sold off on a 999 year lease. The footpath adjacent 55 High Street, is not included in the sale.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

Various. See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk).

## Tenancy and accommodation

Address	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
55 High Street	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	-
57 High Street	Ground	Retail	141.77 sq m (1,526 sq ft)	M. E. EAMES to t/a Koi Hut	15 years from 14/09/2021 (2)	£12,500	14/09/2026 and five yearly thereafter
59 High Street	Ground	Retail	106.55 sq m (1,147 sq ft)	CCHG LIMITED t/a VPZ (3)	10 years from 21/02/2020 (4)	£15,000	20/02/2025
55-59 High Street	First & Second	Residential	-	(-) BLUEBIRD COURT LIMITED	999 years from 10/06/2019 until 09/06/3018	Peppercorn	-
<b>Total Commercial Area</b>			<b>424.27 sq m (4,567 sq ft)</b>			<b>£46,250</b>	

- (1) For the year ending 31/01/2020, Sportswift Limited reported a turnover of £433,400,000, pre-tax profits of £67,672,000 and total shareholders equity of £53,736,000 (Source: NorthRow 28/09/2021).
- (2) The lease provides for a tenant option to determine in September 2026 and 2031. Under the terms of the lease, the tenant benefits from six months rent free. The Vendor has agreed to top up the completion monies so that the property produces £12,500 pa from completion of the sale until the end of the concessionary period. See legal pack for full details. A rent deposit equivalent to 4 months rent is held by the Vendor.
- (3) For the year ending 31/12/2020, CCHG Limited reported a turnover of £25,911,415, pre-tax profits of £19,337 and total shareholders equity of £13,990,191 (Source: NorthRow 28/09/2021).
- (4) The lease provides for a tenant option to determine in 2023 and 2025.



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