

# Lot 40

£36,600 Per Annum  
Exclusive

## 128/128A & 219 High Street, Gosport, Hampshire PO12 1DT

Attractive Freehold Bank on a New 5 year lease & Residential Investment



### Key Details

- Ground let to Santander UK PLC on a new 5 year lease (NO Breaks)
- Bank lease renewal from 25th December 2020
- VAT-free Investment
- Self contained 4 bed flat on the upper floors

### On Instructions of a Major Property Company

#### Location

Miles: 3 miles west of Portsmouth  
15 miles south of Southampton  
82 miles south west 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, 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, HSBK, Lloyds, Costa, Ladbrokes, Holland & Barrett and Specsavers

#### Description

The property comprises a ground floor bank with a self contained 4 bed accommodation on the first and second floors. The property includes 5 car parking at the rear.

#### Tenure

Freehold.

#### VAT

VAT is not applicable to this lot.

#### Six Week Completion

#### Energy Performance Certificate

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

#### Viewings

There will be no internal viewings of the property due to Covid-19.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Banking	214 sq m (2,314 sq ft)	SANTANDER UK PLC (1)	5 years from 25/12/2020	£27,000	(24/12/2025)
First & Second	Residential	111 sq m (1,204 sq ft) - 4 bedrooms	INDIVIDUAL	Assured Shorthold Tenancy 24 months from 21/07/2017	£9,600 (2)	Holding Over
<b>Total</b>		<b>325 sq m (3,518 sq ft)</b>			<b>£36,600</b>	

(1) For the year ending 31st December 2019, Santander UK PLC reported a turnover of £7,224,000,000, a pre-tax profit of £1,012,000,000 and shareholders funds of £15,857,000,000 (Source: NorthRow 19/01/2021).

(2) Rent Deposit held of £775

#### Planning

The property may benefit from future redevelopment for a variety of uses, subject to all necessary consents/permissions and current tenancy. Interested Parties are referred to [www.gosport.gov.uk](http://www.gosport.gov.uk)



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