

Lot 12

£43,000 Per Annum
Exclusive

43/44 High Street, Gosport, Hampshire PO12 1DN

Town Centre Freehold Bank Investment with Development Potential (1)



Key Details

- Pedestrianised High Street Location
- Let to Barclays Bank UK Plc
- Comprises over 5,000 sq ft
- Lease expires 2027 (2)
- VAT-free investment
- Adjacent public car park & close to Gosport Marina

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. Minnitt Road Car Park is adjacent to the rear of the property. 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 banking hall, with office and ancillary accommodation on the first and second floors. The rear of the property is accessed from Minnitt Road.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

See legal pack at www.acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Banking	167.41 sq m (1,802 sq ft)	BARCLAYS	20 years from	£43,000	25/12/2023
First	Offices/Ancillary	171.30 sq m (1,844 sq ft)	BANK UK PLC	27/04/2007 on a full		
Second	Ancillary	132.40 sq m (1,425 sq ft)	(3)	repairing and insuring lease (2) (4)		
Total		471.11 sq m (5,071 sq ft)			£43,000	

(2) Subject to a tenant option to determine on 26/04/2024.

(3) In the latest annual report, Barclays Bank PLC reported a group income of £21,800,000,000 and group pre-tax profits of £6,200,000,000 (www.home.barclays)

(4) Let on a full repairing & insuring lease, subject to a Schedule of Condition.

(1) 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



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