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Eddisons

WORKSHOP / OFFICE / SHOWROOM – FOR SALE



17-18-19 Westfield Industrial Estate Westfield Road, Gosport PO12 3RX

£265,000

189 sq. m. (2,034 sq. ft.)

- For Sale with Vacant Possession
- Class E Property
- Freehold
- Potential to Subdivide

LOCATION

Gosport is a large town situated within southern Hampshire with direct frontage onto the Solent. It is noted for its military and naval connections. The A32 provides main road access from Fareham in the north providing ongoing access to the M27 south coast motorway.

The town is situated 5 miles south of Fareham and 15 miles southeast of Southampton. Portsmouth is accessible across Portsmouth Harbour via a pedestrian ferry connection.

Westfield Industrial Estate forms part of an established industrial and residential area set around Westfield Road. Local occupiers are for the most part independent businesses.

DESCRIPTION

The property comprises a single storey former workshop which has been refurbished by the current owners to provide modern showroom facilities with kitchenette and toilet facilities.

The property formerly three workshops has been opened up to provide a single unit, however the property offers the potential to split it back up again to suit a buyers needs.

The building has been reclad to the front elevation and the roof covering replaced in recent years. Allocated car parking is provided directly to the front of the property.

The property sits under two titles: HP254288 & HP463792.

VAT

We are advised by the owners that the property is **NOT** VAT elected.

BUSINESS RATES

Units 17-18 Current rateable value (1 April 2023 to present) £10,500. Unit 19 Current rateable value (1 April 2023 to present) £5,100. For further information on business rates contact the Valuation Office Agency.

SERVICE CHARGE

Further details are available on request.

PRICE

The property is available to purchase freehold with vacant possession at a guide price of £265,000.

LEGAL COSTS

Each party to bear their own costs.

EPC

To be reassessed.

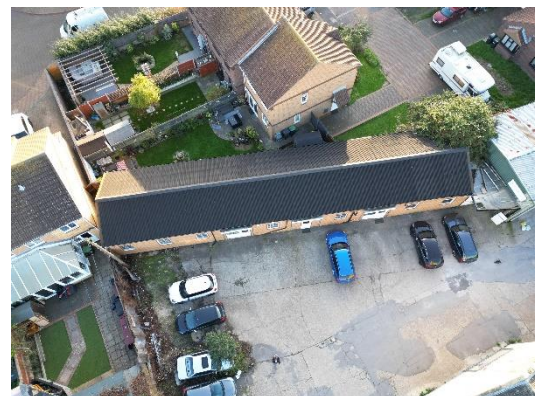
VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Daniells Harrison



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For more information, visit [eddisons.com](https://www.eddisons.com)
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