

Gosport – 70/70A Gregson Avenue, Hampshire PO13 0UR
Freehold Takeaway & Residential Investment



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Investment Consideration:

- Purchase Price: £280,000
- Gross Initial Yield: 6.29%
- Rental Income: £17,620 p.a.
- VAT is NOT applicable to this property
- Takeaway let until 2044. No breaks. Tenant in occupation for 25+ years.
- Comprises ground floor takeaway and self-contained 3-bed flat above
- Occupying a prominent position within this established local shopping centre, amongst a variety of local traders as well as a Co-op Food Store and a Ladbrokes.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 70 (Ground Floor)	Takeaway: 61 sq m (657 sq ft) Counter, kitchen, storage, wc	Individual	20 Years from 12 September 2024	£9,100	Note 1: FRI Note 2: Rent review every 5th year open market upward only Note 3: No breaks Note 4: Tenant in occupation for 25+ years
No. 70A (First/Second Floor)	Residential Flat: 77 sq m (835 sq ft) 3 bedrooms, living room, kitchen, bathroom	Individual	Holding Over	£8,520	Note 1: AST Note 2: Flat occupied by commercial tenant
Total				£17,620	

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Property Description:

Comprises mid-terrace building arranged as a ground floor takeaway with separate rear access via a communal staircase and balcony to a self-contained flat on the first and second floors. There is a rear service road for unloading and off-street parking for at least 4 cars. The property provides the following accommodation and dimensions:

Ground Floor Takeaway: 61 sq m (657 sq ft)

Counter, kitchen, storage, wc

First/Second Floor Flat: 77 sq m (835 sq ft)

3 bedrooms, living room, kitchen, bathroom

Total GIA: 138 sq m (1,492 sq ft)

Tenancy:

The takeaway is at present let to an Individual for a term of 20 years from 12th September 2024 at a current rent of £9,100 per annum and the lease contains full repairing and insuring covenants. Rent review every 5th year open market upward only. No breaks.

The residential flat is at present let on AST to an Individual (Holding Over) at a current rent of £8,520 p.a. The flat is occupied by the commercial tenant.



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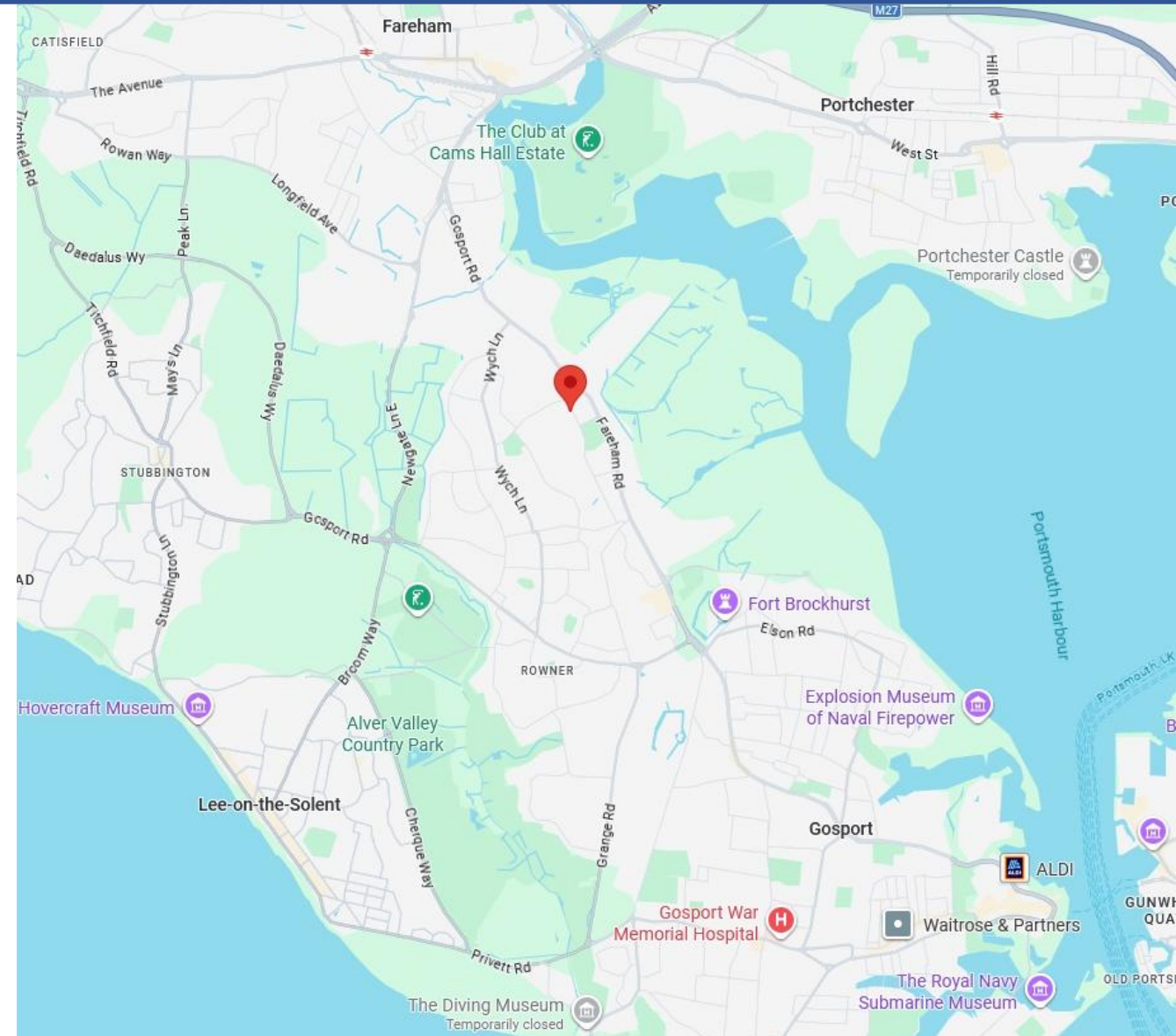


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Location:

Occupying a prominent position within this established local shopping centre, amongst a variety of local traders as well as a Co-op Food Store and a Ladbroke's, being just off the main A32 serving the surrounding residential area. Gosport is a busy south coast town located 5 miles from Fareham, at the mouth of Portsmouth Harbour. The town enjoys good communications via the M27 (J11) providing access to the south coast region and the surrounding road network.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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BLUE ALPINE

PROPERTY CONSULTANTS

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