

**21a North Cross Street, Gosport, PO12 1BE**  
Ground and First Floor Retail Unit

**Summary**

Tenure	To Let
Available Size	1,907 sq ft / 177.17 sq m
Rent	£20,000 per annum
Rateable Value	£8,800
EPC Rating	C (71)

**Key Points**

- Adjacent to Gosport High Street
- Versatile Building
- Other Uses Considered (STP)
- Close to many National Retailers
- Parking and Bus Stop Outside

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## Description

The subject premises is a mid terrace retail unit consisting of ground and first floor. The current building is configured with retail space on the ground floor with rear w.c. and kitchen space. The upper parts are configured as storage space with an additional separate storage room, and w.c.

The property lends itself to a variety of uses (STP).

## Location

The property is located on North Cross Street part of the new bus route development through Gosport Town Centre.

The property is within an immediate step of the pedestrianised High Street in the heart of Gosport town centre.

The subject unit is situated between Lloyds Bank and The Bridal Hall, with national occupiers in the local vicinity.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	913	84.82	Available
1st	994	92.35	Available
<b>Total</b>	<b>1,907</b>	<b>177.17</b>	

## Terms

Available on a new Full Repairing Insuring Lease for a term to be agreed at a rent of £20,000 per annum.

## Business Rates

Rateable Value £8,800 - Source: VOA

\*The property may benefit from Small Business Rates Relief.

You are advised to make your own enquiries in this regard to the Local Authority before making a commitment to lease.

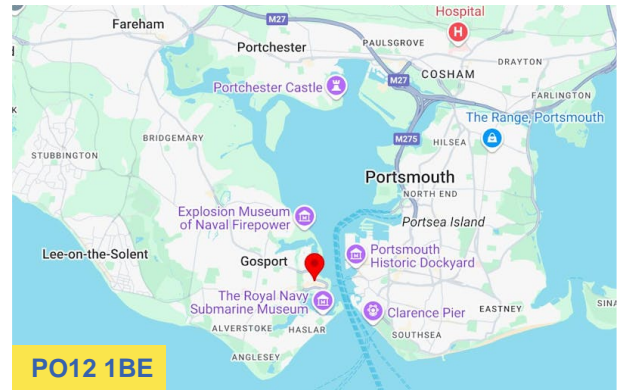
## Other Costs

Building Insurance - £564.80 pa for the current policy term.

Legal Costs - Each party will be responsible for their own legal costs incurred in the transaction.

Unless otherwise states all rents and costs are exclusive of VAT.

VAT - It is understood that the property is not elected for VAT



## Viewing & Further Information

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