

# TO LET

## GROUND FLOOR COMMERCIAL UNIT

808 SQ FT // 75.9 SQ M



BLACK LANTERN

1/1A

**BEALS**

Sales, Lettings &  
Property Management

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Established 1995

**B Matthews Funeral Directors**  
Established in 1959  
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HAMPSHIRE COMMERCIAL

goadsby

**3-5 MIDDLE ROAD**

PARK GATE, SOUTHAMPTON, HAMPSHIRE SO31 7GH



## SUMMARY >

- DOUBLE FRONTED GROUND FLOOR UNIT FRONTING THE BUSY RETAIL LOCATION OF MIDDLE ROAD, PARK GATE
- OPPOSITE CO-OP, ADJACENT PARK GATE BARBERS AND B MATTHEWS FUNERAL DIRECTORS
- WOULD SUIT A VARIETY OF USES WITHIN CLASS E INCLUDING RETAIL, OFFICE, LEISURE AND MEDICAL
- PARKING FOR 4 VEHICLES IN REAR CAR PARK

**RENT: £19,500** PER ANNUM EXCL.



4 Parking  
Spaces



C - 55  
EPC Rating



Excellent  
Transport Links



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## Location

- Park Gate is popular village within the Fareham district in Hampshire
- The unit occupies a prominent position on Middle Road, the main shopping street within the area
- Walking distance from Swanwick Train Station
- On street parking and public car park just off Middle Road
- Excellent access to the M27 Motorway within 1.7 miles to Junction 9

Sainsbury's Local



## Description

- Ground Floor Commercial Unit previously used as an estate agents
- Open plan double fronted retail area and a private office
- Kitchen at rear of property, with back door leading to car parking
- Features include, air conditioning, LED Lighting and two WC's
- Right to park four vehicles in rear car park

## Accommodation

Approximate Net Internal Area                      808 sq ft                      (75.9 sq m)

## Rent

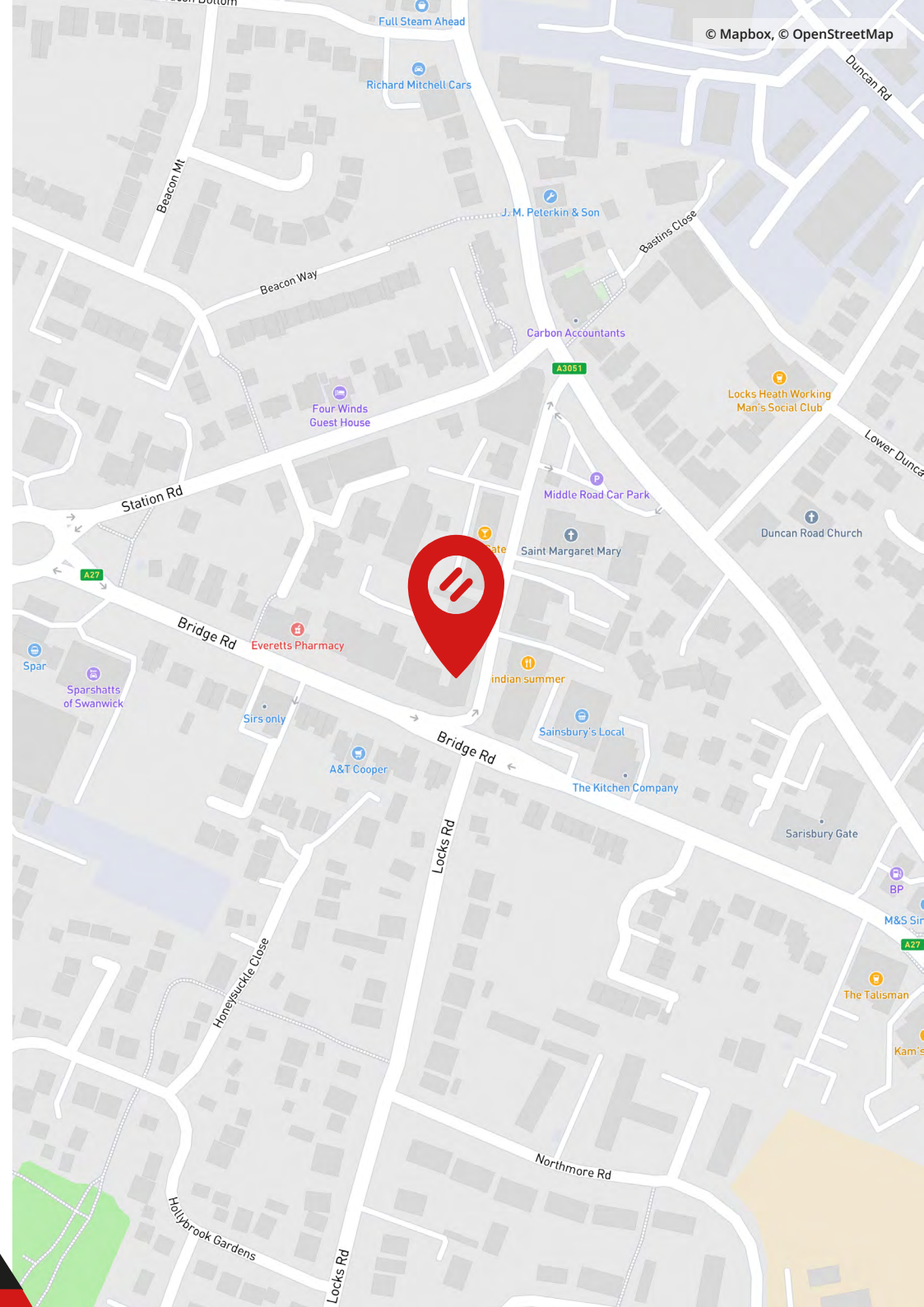
**£19,500 per annum, exclusive** of rates, service charge, buildings insurance, utilities and VAT.

## Lease

The premises are available on a new lease for a term to be agreed.

## Service Charge

Tenant to be responsible for a share of the upkeep of the common areas of the property by way of a service charge.



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## Rateable Value

£12,000 (from 1<sup>st</sup> April 2023)

100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

Rates payable at 49.9p in the £ (year commencing 1<sup>st</sup> April 2025).

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



**Amy Baker**

amy.baker@goadsby.com  
01962 896716

**Thomas Siddall**

thomas.siddall@goadsby.com  
01962 896506



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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://goadsby.com)



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