



GOSPORT PAVILION, PEOPLE'S PARK, GOSPORT, PO12 1EP

CAFE / RESTAURANT / BAR TO LET

1,226 TO 4,347 SQ FT (113.90 TO 403.85 SQ M)



Summary

NEW BUILD CAFE/RESTAURANT/ BAR UNITS - TO LET

Available Size	1,226 to 4,347 sq ft
Rent	Rent on application
EPC Rating	EPC exempt - currently being constructed

- People's Park, Gosport
- Stunning waterfront location
- Views across Portsmouth Harbour
- Flexible unit sizes
- Shell & Core
- Ready for tenant fit-out
- External terrace areas



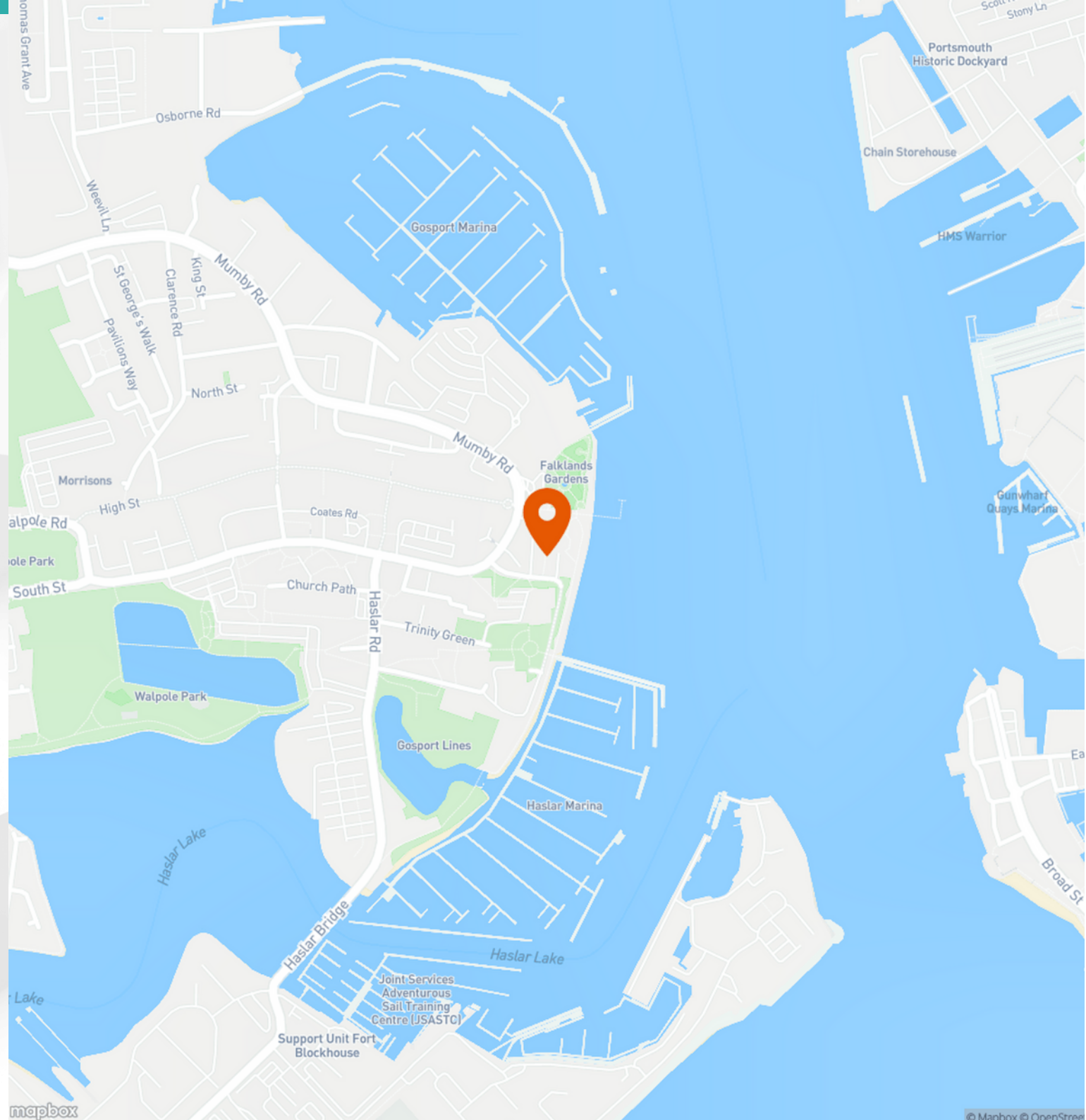
INDICATIVE CGI

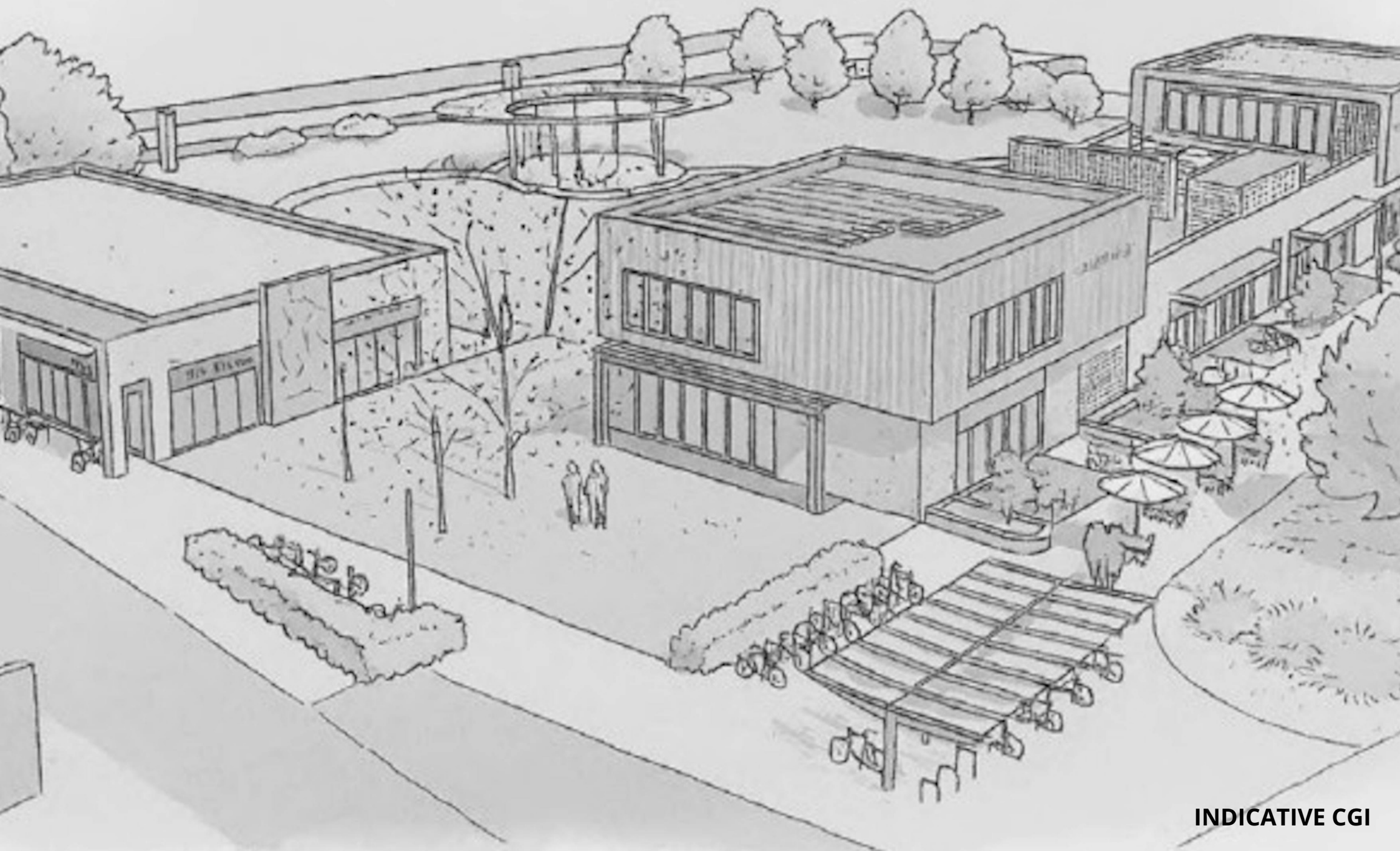
Location



Gosport Pavilion, People's Park, Gosport, PO12 1EP

The proposed pavilion will occupy a prime location on Gosport waterfront, overlooking Portsmouth Harbour. The building will form part of the new People's Park, a gateway into Gosport linking the historic High Street with the harbour. The People's Park will provide a new landscaped public space with central performance structure. There are to be improvements to other public realm in the area including pedestrian and cycle pathways. Gosport ferry terminal is adjacent with 2 million passenger movements per annum. In addition, there is a new bus interchange nearby on Mumby Road and taxi drop off area on the South Street side of the site.





INDICATIVE CGI

Further Details

Description

Planning is being sought by owners Gosport Borough Council for a new pavilion building that will provide up to 5 food and drink concessions. The units will have views and external seating areas directly on to the People's Park and central performance structure.

The five units are of varying size at ground floor, with Unit 1 and Unit 5 having first floor internal and external space. There is the possibility of combining units at ground floor level to suit occupier requirements.

The units are offered in shell & core condition ready for tenant fit out, with bi-fold doors on to the People's Park and further customer entrance doors on to South Street. Externally there will be a terrace area overlooking the People's Park. In addition there will be a service area and communal rubbish store.

Terms

Expressions of interest sought from prospective tenants. All units will be available on new leases for terms to be agreed.

Planning & Timetable

A planning application is currently under consideration by Gosport Borough Council No: 25/00294/GR3 and subject to grant of satisfactory planning construction is due to start on site in late 2025.

Legal Costs

Each party to bear their own legal costs.

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.

AML

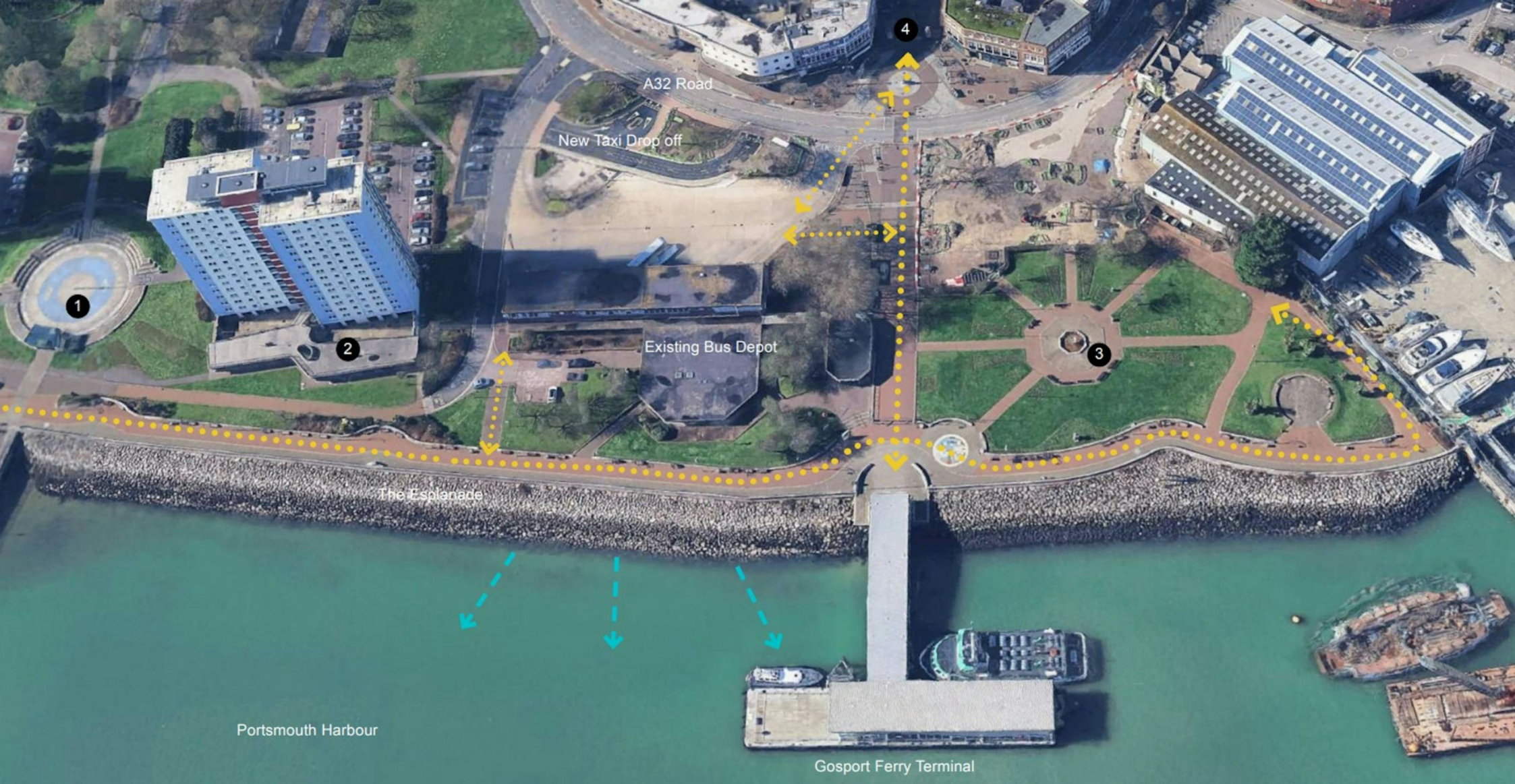
In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



GROUND FLOOR LAYOUT PLAN



FIRST FLOOR LAYOUT PLAN



Enquiries & Viewings



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