

TO LET

- Proposed roadside retail or A3 premises of 8,000 sq ft, subject to planning
- Extension of the award winning Brockhurst Retail Park (opened Q1 2019)
- Adjacent occupiers include McDonalds, Costa, Lidl, M&S Food, Home Bargains, Iceland Food Warehouse and Jollyes
- Available by way of pre-let agreement on terms to be agreed
- Potential for bespoke unit



Unit 8, Brockhurst Gate Retail Park, Fareham Road, Gosport PO13 0AF

Retail Warehouse or Restaurant Unit

8,000, sq ft
743.22 sq m)

**Lambert
Smith
Hampton**

Unit 8, Brockhurst Gate Retail Park, Fareham Road, Gosport PO13 0AF

LOCATION

Centrally located on the Gosport peninsula on the A32, halfway between Fareham and Gosport. There is a catchment population of 174,000 within a 15 minute drive time and 360,000 within 15 km'.

Brockhurst Gate Retail Park and its immediate environs has become the new retail, A3 and leisure hub of the Gosport Peninsula. Immediately opposite the Park, is the recently completed Gosport Leisure Centre, Ice rink, Premier Inn, 5 aside football and The Sailmaker, a Marston's family pub.

Current tenant line up:-

McDonalds, Costa, Lidl, M&S Foodhall, Home Bargains, The Food Warehouse by Iceland and Jollyes

DESCRIPTION

A new end of terrace unit which will share the existing car park (to be increased by 16 spaces including 2 new electric charging bays) and rear service yard.

ACCOMMODATION

A proposed premises of 4,000 sq ft ground floor accommodation with full mezzanine floor, creating 8,000 sq ft GIA.



74 miles
south west
of London

15 miles east of
Southampton

3 miles west of
Portsmouth

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TERMS

The property is available on a new lease, subject to planning.
Terms by negotiations.

PLANNING

Subject to planning, the Landlord would consider a variety of retail uses including A1 retail and A3 restaurant.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to pay its own legal costs incurred in the transaction.

DEVELOPER

Millngate are the owners of the retail park and the proposed employment and trade counter park to the rear. Formed in 1997, they have a successful track record of delivering commercial premises throughout the UK. For further information, see www.millngate.com.

RATEABLE VALUE

Not applicable.

EPC

Not applicable.



**FOR FURTHER INFORMATION
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**Lambert
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millngate
adding value to property



Photo taken May 2019

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