



## 9 Stoke Road, Gosport, PO12 1LT

DEVELOPMENT FOR 5 BED HMO & COMMERCIAL UNIT

### Summary

Tenure	For Sale
Available Size	2,212 sq ft / 205.50 sq m
Price	£450,000
Rateable Value	£8,800
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

### Key Points

- For Sale
- 5 Bed HMO
- Approved Planning
- Development
- GF Commercial Unit
- Busy Shopping Area

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## Description

The subject building is the Kingswell Berney Solicitors offices comprising of ground and first floor offices. The building is configured in a cellular format with a range of various different sized office and storage spaces. The building is to be sold with vacant possession.

The property has been granted planning permission for a 5 bed HMO and singular commercial space by Gosport Planning Authority.

To the rear of the building is a small area for loading / unloading and parking.

## Location

The subject building is located along Stoke Road within the local shopping district of Stoke Road anchored by Waitrose & Partners Supermarket situated a short distance to the west. Stoke Road is accessed via the B333 Privett Road and Military Road, which leads north towards the Fareham Road leading to Fareham and the M27 motorway network. Gosport town centre is a short distance to the east.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,322	122.82	Available
1st	890	82.68	Available
<b>Total</b>	<b>2,212</b>	<b>205.50</b>	

## Terms

Freehold purchase with vacant possession at £450,000.

## Planning

Reference 25/00066/FULL

Authority Gosport

## Business Rates

Rateable Value: £8,800 - Source: VOA/HMRC

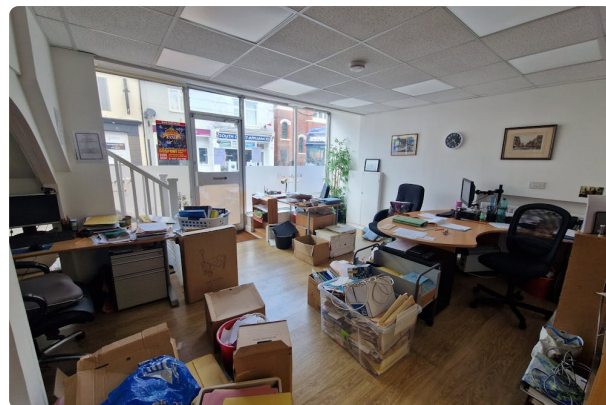
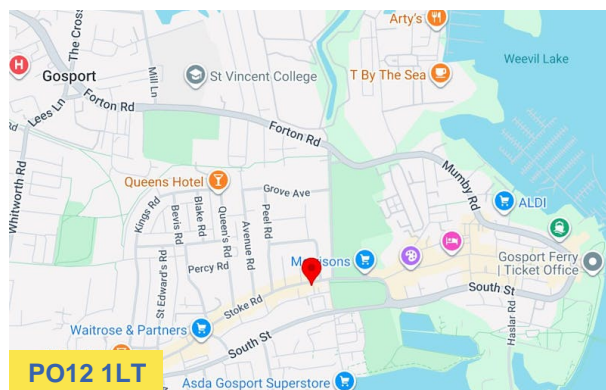
You are advised to make your own enquiries to the local authority before making a commitment to purchase.

## Other Costs

Legal Costs - Each party to bear their own legal costs incurred in the transaction.

VAT - Unless otherwise stated all prices are exclusive of VAT.

VAT - We understand the property is not elected for VAT.



## Viewing & Further Information

James West

02392 377800 | 07415438230

James@hi-m.co.uk

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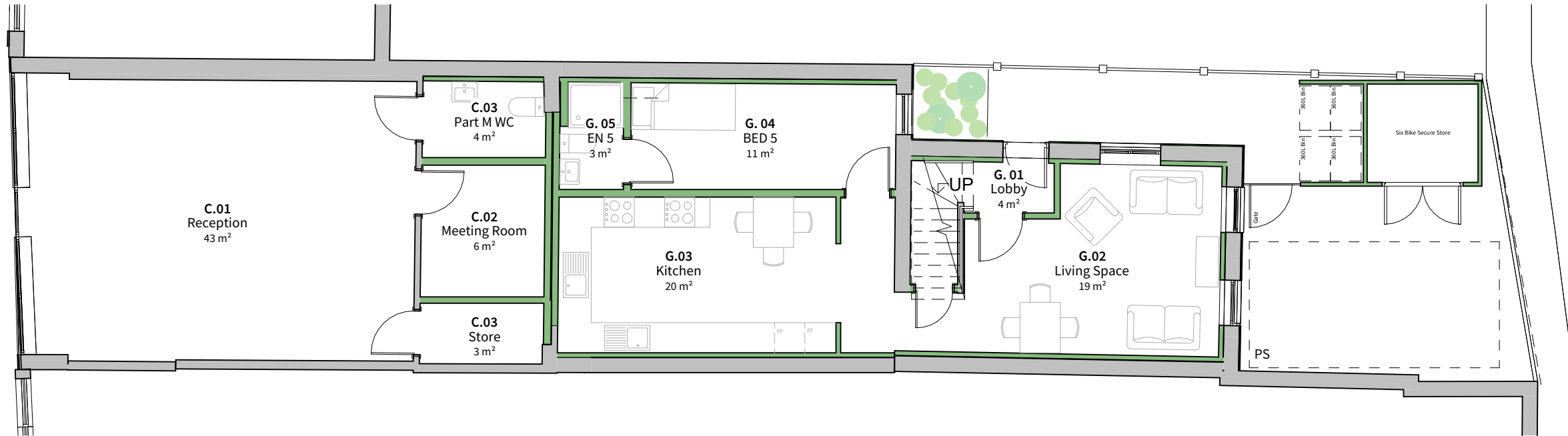


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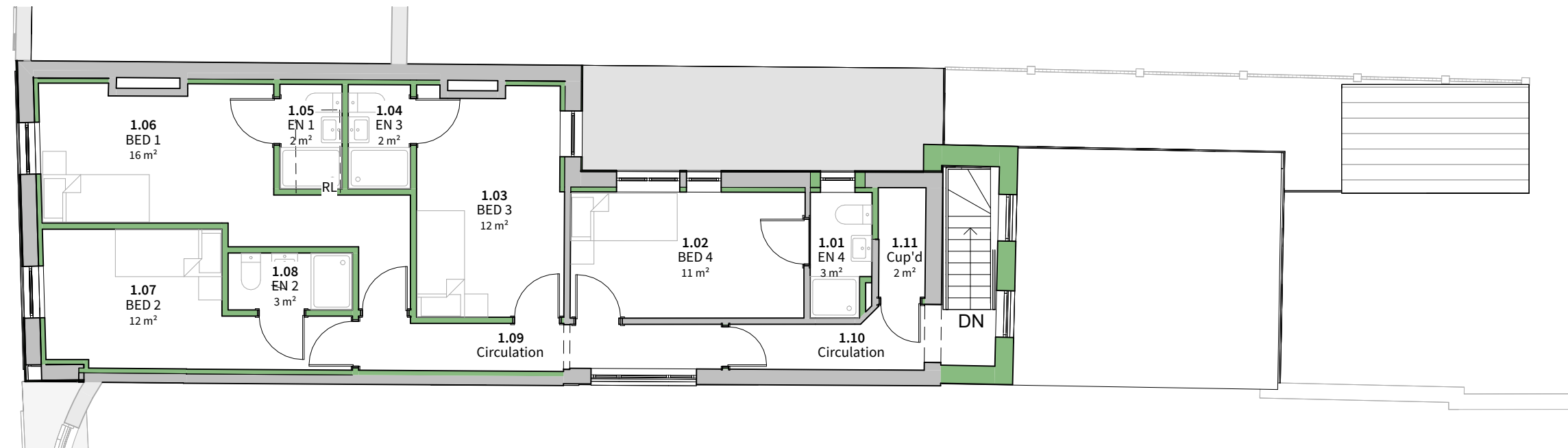








1 Ground Floor Plan - 1 : 100



2 First Floor Plan - 1 : 100

**General Notes**  
 All works to be carried out to the satisfaction of the local authority and should comply with current building regulations, relevant British standards, codes of practice, manufacturer's instructions / recommendations, NHBC recommendations and good building practices.

All dimensions are to be checked on site prior to work commencing and any discrepancies notified to the client.

Do not scale the drawings except for planning purposes.

All local authority approvals to be given in writing before any works start on site otherwise all work will be done at the clients own risk.

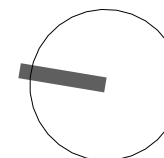
The drawings are to be used for pricing and local authority approval purposes only and guidance to the contractor.

Any suspected omissions or discrepancies on the drawings should be notified to the client before work commences on site.

"make good" means to carry out all local remedial work to components features and finishes which have been disturbed by other previous work under the contract and leave in a sound and neat condition, however it does not include, replacement of components or parts of the components and re-decoration.

"to match existing" means to use products, materials and methods to match closely all visual characteristics and features of the existing work with joints and new work as inconspicuous as possible, all to approval of appearance.

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REVISION SCHEDULE			
N°	Description	Date	By
A	Draft Issue	07/02/2025	CN
B	Planning Issue	02/03/2025	JP
C	Revised to GBC Comment	13/03/2025	JP
D	Revised to Planning / Client Comment	05/09/2025	AC
E	Revised to Planning Comment	20/09/2025	JP

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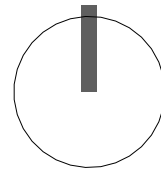
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Boundary Line   
 Existing Building 



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