HOLLOWAY ILIFFE & MITCHELL

Office, Other, Restaurant, Retail

TO LET / FOR SALE



The Pump House, Unit 25, Cooperage Green, Gosport, PO12 1FY

To Let / For Sale Former Café

Summary

Tenure	To Let / For Sale
Available Size	407 sq ft / 37.81 sq m
Rent	£6,000 per annum
Price	£110,000
Service Charge	£746.76 per annum Service Charge and Building Insurance

Key Points

- To Let
- Substantial Parking in Area
- Seafront Location
- For Sale
- Located Centrally Within Retail Area
- Various Uses Considered (STP)

Regulated by RICS

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The Pump House, Unit 25, Cooperage Green, Gosport, PO12 1FY

Description

The Pump House is a former Café located within Cooperage Green, a site of 25 building of various occupiers including workshops, retailers, self-storage, nautical engineering, and many others.

The site has ample parking of ~ 220 sparking spaces with 4 hours free parking available, and also has communal W/C's.

Location

Cooperage Green is located on the Eastern side of Weevill Lane in Gosport's main commercial area. Weevill lane is accessible via the A32 (Mumby Lane) one of Gosport's main arterial Roads. The property is located on the Western central side of the main car park.

What3Words: ///villa.hint.rooms

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	407	37.81	Available
Total	**407**	**37.81**	

Terms

Available on a new effective full repairing and insuring lease at £6,000 per annum exclusive of VAT.
Available for sale as Virtual-Freehold (999 year lease) at £110,000 exclusive of VAT

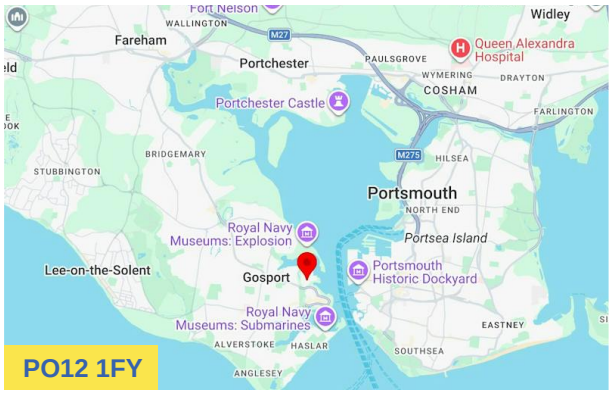
Business Rates

Rateable value: £6,500*. Source - VOA/HMRC.

You are advised to confirm the rates payable with the local council before making a commitment.

Other Costs

Service charge and Building Insurance combined are £746.76 pa for the current term.
An Estate Charge of £242.88 pa is payable by the tenant.
Each party to be responsible for their own legal costs incurred in the transaction.
Unless stated, all prices and rents are quoted exclusive of VAT.
VAT - is applicable







Viewing & Further Information

James West
02392 377800 | 07415438230
James@hi-m.co.uk

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