



219 GUDGE HEATH LANE, FAREHAM, PO15 6PZ

INVESTMENT / RESIDENTIAL / RETAIL FOR SALE

5,258 SQ FT (488.48 SQ M)



Summary

FREEHOLD CONVENIENCE STORE INVESTMENT

Available Size	5,258 sq ft
Price	£540,000 exclusive
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (45)

- Freehold convenience store investment
- Rent - £40,000 pax
- Detached two storey property including 2 bedroom flat
- 10 year FRI Lease (subject to SOC), from 30th Jan 2026
- 7.06% Net Intial Yield



Location



**219 Gudge Heath Lane,
Fareham, PO15 6PZ**

The property is prominently situated on the corner of Gudge Heath Lane and Highlands Road in Fareham, forming part of a well-established neighbourhood retail parade serving the surrounding residential community.

Gudge Heath Lane is a well-used local thoroughfare, benefiting from regular passing traffic and good pedestrian footfall, particularly from nearby housing estates. The parade caters to essential shopping needs, with a mix of convenience retail, takeaway, and service occupiers, reinforcing its role as a local amenity hub.

Fareham town centre lies approximately 2 miles to the south, offering a wider range of national retailers and amenities. The property also benefits from proximity to the M27 motorway (Junction 10).





MIX & MATCH
YOUR PIZZAS
£5

UPGRADE
WITH A DRINK

£4

FOOD TO GO

GREAT OFFERS

BOBBY'S
Fun Packed
Doughnuts

WIN
£10K

ANY NIGHT IN
DIRTY MEAL
COOL

Coca-Cola

Further Details

Description

The premises comprise a detached two storey premises of brick construction with a pitched tiled roof and a flat roof over the single storey section. The ground floor comprises a convenience store with sales at the front and back of house to the rear, with additional back of house on the first floor accessed via stairs and goods lift.

There is a 2 bed flat which is accessed via an external staircase on the first floor.

Externally, there is a car park providing 8 car parking spaces and loading.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	2,830.14	262.93
Ground - Back of House	852.25	79.18
1st - Back of House	877.47	81.52
1st - Flat	698	64.85
Total	5,257.86	488.48

Tenancy

The property is let to Henley Retail FH Limited (t/a One Stop) on a 10 year FRI lease, subject to a photographic schedule, from 30th January 2026.

There is a CPI index linked rent review in year 5, collared and capped at 1% and 4% respectively.

The premises is let on an overriding lease including the flat.

Terms

We are instructed to seek £540,000 exclusive, which reflects a net initial yield of 7.06%, assuming normal purchasers costs of 4.86%.

Tenure

Freehold - Title no: HP645453

Viewings

Through sole agents via appointment.

AML

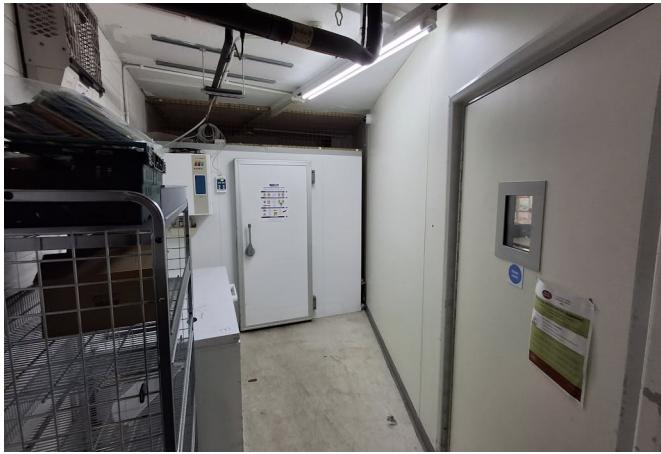
In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/ proof identifying the source of funds being relied upon to complete the transaction.

VAT

The property has been elected for VAT purposes and the sale is intended to be treated as a Transfer of a Going Concern (TOGC).

Legal Costs

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





Enquiries & Viewings



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**Vail
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