



## 161 & 163 Privett Road, Gosport, PO12 3SS

Ground floor lock up shops available

### Summary

Tenure	To Let
Available Size	558 to 1,152 sq ft / 51.84 to 107.02 sq m
Rent	£12,000 per annum
Service Charge	£1,140 per annum Each
Business Rates	Upon Enquiry
EPC Rating	C (70)

### Key Points

- Roadside Shopping Parade
- Onsite Parking
- Alternative Uses Considered (STP)
- x2 Ground Floor Lock Up Shops
- Glazed Shop Front

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## Description

161 and 163 Privett Road are x2 ground floor lock up shops with prominent frontage onto Privett Road. The shops benefit from a glazed shop front, suspended ceilings, LED lights, kitchen area, w/c and wash hand basin, and rear storage. There is parking at the front of the site.

Other occupiers consist of Co-Op, Coral, Laly's pharmacy, and other local retailers.

## Location

The premises are situated in the middle of the shopping parade on Privett Road. Gosport Town Centre is a short distance to the south with Lee on the Solent and Fareham to the the north.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 161	594	55.18	Available
Unit - 163	558	51.84	Available
<b>Total</b>	<b>1,152</b>	<b>107.02</b>	

## Terms

161 - £12,000 per annum, exclusive of rates, service charge & VAT.

163 - £12,000 per annum, exclusive of rates, service charge & VAT.

Available to let on a new flexible full repairing and insuring lease for a term to be agreed.

## Business Rates

161 - £6,500 (£7,100 from 1st April 2026) Source - VOA

163 - £5,700 (£6,200 from 1st April 2026) Source - VOA

\*Small Business Rates Relief of 100% is available for ratepayers occupying a single property with a rateable value up to and including £12,000 from 1 April 2017.

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

## Other Costs

Service charge - each property: £1,140 pa for the current service charge term.

Building insurance - each property: £675pa for the current term.

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 not applicable



## Viewing & Further Information

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