

FOR SALE FREEHOLD WITH VACANT POSSESSION

# Gosport Conservative Club

2 Walpole Rd, Gosport PO12 1NG



## Key Highlights

- Freehold subject to vacant possession
- Features a traditional social club on the ground floor with letting accommodation on the upper floors.
- Opportunity for partial residential redevelopment (STP)
- Conversion potential to retail or office accommodation (Class E Use - STP)
- Guide price of £425,000

SAVILLS SOUTHAMPTON Mountbatten  
House, 1 Grosvenor Square  
Southampton SO15 2BZ

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**Location**

The Gosport Conservative Club, situated at 1 Walpole Road, Gosport (PO12 1NG), enjoys an attractive location on the pedestrian high street with access to central retail shops. This proximity ensures visitors have convenient parking options. Its position close to Gosport's high street allows easy access to various shops and essential services. Furthermore, the club is 0.77 miles from Portsmouth Harbour train station, facilitating efficient public transport connections for broader regional accessibility.

Gosport, home to around 80,000 residents year-round with an influx of 10,000 during summer, is part of the South Hampshire conurbation. Located on a peninsula west of Portsmouth Harbour, it faces the City of Portsmouth and is connected via a pedestrian ferry.

The immediate area surrounding is a mixture of residential, office and retail uses and the club benefits from an attractive frontage onto Lawrence Square (pedestrianised).

**Description**

The property is presented as a two-story building with a traditional brick facade complemented by symmetrical, double-glazed windows in white frames, consistent with its classic design. The ground floor includes a central entrance, bordered by expansive double-glazed windows. The roofing is pitched with clay tiles and incorporates a flat-roofed section at the rear. Externally, a paved seating area with benches is delineated by a low brick wall that establishes the property's perimeter adjacent to the pavement.



Site boundary for indicative purposes only

**Internal Description**

Upon entering the ground floor of the social club, there is an open-plan layout with the bar situated at the rear. Chairs and tables are arranged throughout the ground floor. On the right side, a wooden dance floor is present. The flooring in this area is carpeted. At the rear, the kitchen is located alongside the security area. Both men's and women's WC facilities are located at the front and rear of the property.

The upper level consists of a large snooker room equipped with three recently refurbished snooker tables. This room is designed to accommodate multiple players at once. Additionally, this floor has a committee room furnished with several desks for meetings and administrative tasks. The upper level also includes a two-bedroom flat with a separate entrance.

**Planning & Conservation**

The property is not listed; however, it is located in the Gosport conservation area.

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## The Opportunity

The Social Club can potentially be repositioned as either a mixed commercial / residential establishment (STP).

## Licensing

The property benefits from a Premises Licence which, permits the sale of alcohol Monday to Saturday: 10:30-00:00 and Sunday: 12:00-23:30. Permitted opening hours may vary.

## Energy Performance Certificate

EPC is to be confirmed. The flat above the conservative club has an EPC Rating of E-47.

## Rating

The subject property is entered in the 2023 Central Rating List with a Rateable Value of £18,000. In England & Wales, the Small Business Multiplier is £0.499, / Higher Multiplier is £0.512. Please check with the VOA for the most up-to-date information on all rating matters.

## Guide Price

£425,000. VAT is not applicable.

## Fixtures and Fittings

We understand that all fixtures and fittings owned outright are to be included in the disposal. Where applicable, stock may be valued in addition on completion.

## Tenure

Freehold subject to vacant possession.

## Viewing

Formal viewings can be made strictly by appointment with Savills.

## Anti Money Laundering Regulations

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

## Contact

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