

For Sale - To Let

- Open Plan Space
- Would Suit a Variety of Occupiers
- Large Residential Catchment
- Ample Car Parking



Leisure/ Retail Property in Marina Location

6,408 sq ft (595.3 sq m)

The Old Slaughterhouse/ The Old Storehouse, Royal Clarence Marina, Weevil Lane, Gosport, Hampshire, PO12 1FX

Description

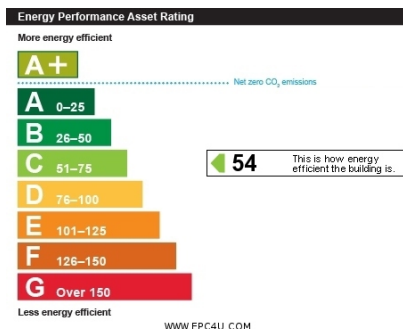
This Grade II listed property was most recently occupied by a gym. It provides ground floor space with a view over the marina. The space is mostly open plan with WC and Shower facilities. There are two large loading doors to the property. The property could accommodate a variety of occupiers from restaurants, to leisure operators, retailers or office users subject to planning. Indicative CGI's are provided. There is ample car parking on site.

Accommodation (Approximate GIA)

Floor	Area (sq ft)	Area (sq m)
Annex	1,211	112.5
Main Building	1,783	165.64
Main Building	3,414	317.16
Total	6,408	595.3

Energy Performance Certificate

EPC rating C 65. A copy of the EPC is available on request.



Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £51,500 per annum exclusive. The long leasehold (subject to estate charge with 999 years remaining) is available for £620,000.

Service Charge

There is a service charge payable in respect of this property. The current service charge is £3,040 per annum for this property.

Rates

We have obtained information from the Valuation Office website and we understand that the property benefits from listed rates relief. Applicants should make their own enquiries of the valuation office.

VAT

We are advised that VAT will be payable.



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Location

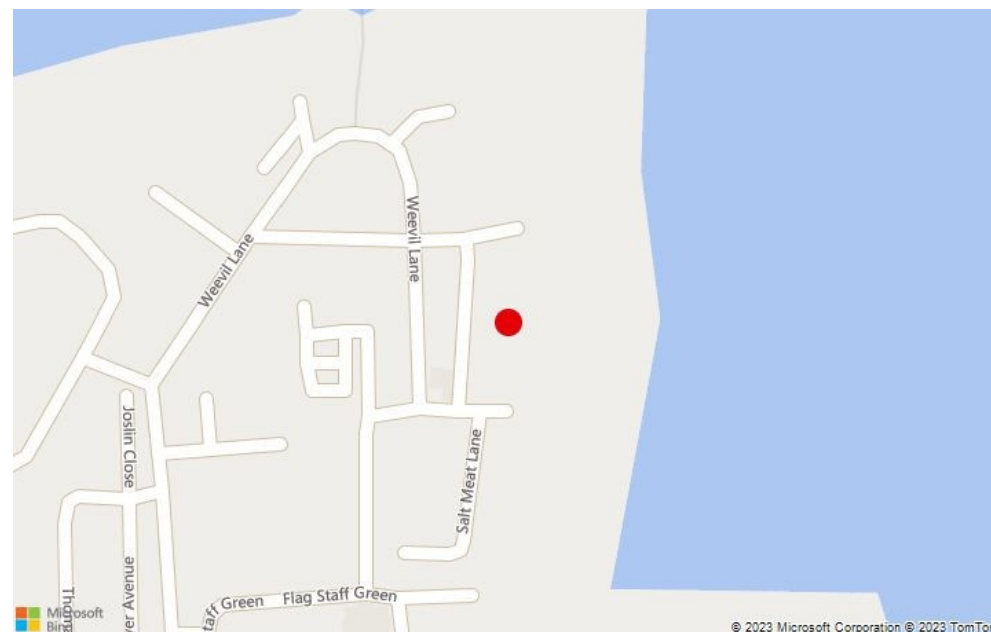
Royal Clarence Marina is a community of over 700 homes, with complementary commercial property. The marina is accessed via the A32 Gosport Road from junction 11 of the M27. There is excellent access to Portsmouth, via the Harbour ferry which operates every 15 minutes (every 7.5 minutes at peak times) from Gosport Ferry Terminal (approximately 5 minutes walk from Royal Clarence Marina). The ferry journey time is four minutes to Portsmouth Harbour where there is a regular direct line train service to London Waterloo. Royal Clarence Marina benefits from 154 berths for all types of vessel. Southampton International Airport is within a 30 minute drive.

For all enquiries:

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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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