

# For Sale To Let

- Large Residential Catchment
- National Retail Convenience Store on Site
- Working Marina with 154 Berths
- Ample Car Parking



  
**Keygrove**  
www.keygrove.com  
**023 8063 5333**

  
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property consultancy

Retail ,Leisure & Office Units in Marina Location  
337 - 6,408 sq ft (31.31 - 595.3 sq m)

Royal Clarence Yard, Salt Meat Lane, Gosport, Hampshire, PO12 1GF



## Description

Royal Clarence Yard presents a dynamic mixed-use development comprising over 41,000 ft of ground and first-floor office, retail, workshop and leisure space, catering to various businesses falling under User Class E. These units are available in both fitted-out and shell configurations, offering flexibility in size and function to accommodate diverse business needs.

Join a thriving community of tenants spanning convenience retail, food and beverage outlets, services, entertainment, and office sectors, benefitting from a built-in clientele drawn from the 700 residential units and 150 berth marina onsite.

Flexible unit sizes are available from as little as 337 sq ft up to 6408 sq ft all available to buy or let on flexible lease terms. Dedicated occupier and visitors parking is available on site.

## Accommodation

Various ground and 1st floor offices, workshops and retail units from 337 sq ft to 3,074 sq ft. Self-contained gym/leisure/retail building of 6,400 sq ft. The various units are ready for immediate occupation or for bespoke fit out.

## Energy Performance Certificate

EPC to be provided.





## Terms

The premises are available to let on flexible lease terms or to acquire the existing 999 long leasehold interests. Please refer to the schedule of accommodation below.

## Service Charge

There is a service charge payable on all units. Further details can be provided upon request.

## Rates

To be assessed.

## VAT

We are advised that VAT will be payable.



## SITE PLAN, ROYAL CLARENCE YARD, GOSPORT, HAMPSHIRE, PO12 1GF

Property	Property Type	Floor	Sq Ft	Sq M	Rent	Sale Price	Car Parking	Availability
Unit 1 The Mill (M)	Investment Office	<b>Total</b>	<b>958</b>	<b>89</b>	NA	£143,700	2	<b>UNDER OFFER</b>
Unit 2 The Mill (M)	Ground Floor Office	<b>Suite 1</b>	<b>978</b>	<b>90.86</b>	Suite 1 - £14,670 inc S/C	£221,250	2	<b>UNDER OFFER</b>
		<b>Suite 2</b>	<b>484</b>	<b>44.96</b>	Suite 2 – £7,260 inc S/C		1	
		<b>Total</b>	<b>1,475</b>	<b>137.03</b>	Total – £18,500 inc S/C		3	
Unit 3 The Mill (M)	Investment Office	<b>Total</b>	<b>689</b>	<b>64.00</b>	NA	£103,350	2	<b>UNDER OFFER</b>
Unit 4 The Mill (M)	First Floor Office	<b>Total</b>	<b>1,636</b>	<b>151.99</b>	£16,400	£245,400	5	<b>UNDER OFFER</b>
The Slaughterhouse (SH)	Office/Retail/Community Space	<b>Ground</b>	<b>6,408</b>	<b>595.32</b>	£51,500	£620,000	10	AVAILABLE – To Let or For Sale
3a The Chandlers (CH)	Office or Retail	<b>Total</b>	<b>732</b>	<b>68.00</b>	£11,000	£146,400	1	<b>LET</b>
3b The Chandlers (CH)	Office or Retail	<b>Total</b>	<b>998</b>	<b>93.00</b>	£15,000	£199,600	1	AVAILABLE – To Let or For Sale
3C / 3D The Chandlers (CH)	Retail	<b>3C</b>			£56,205	£750,000	2	<b>UNDER OFFER</b>
		<b>3D</b>						
		<b>Total</b>	<b>3,747</b>	<b>348.1</b>				



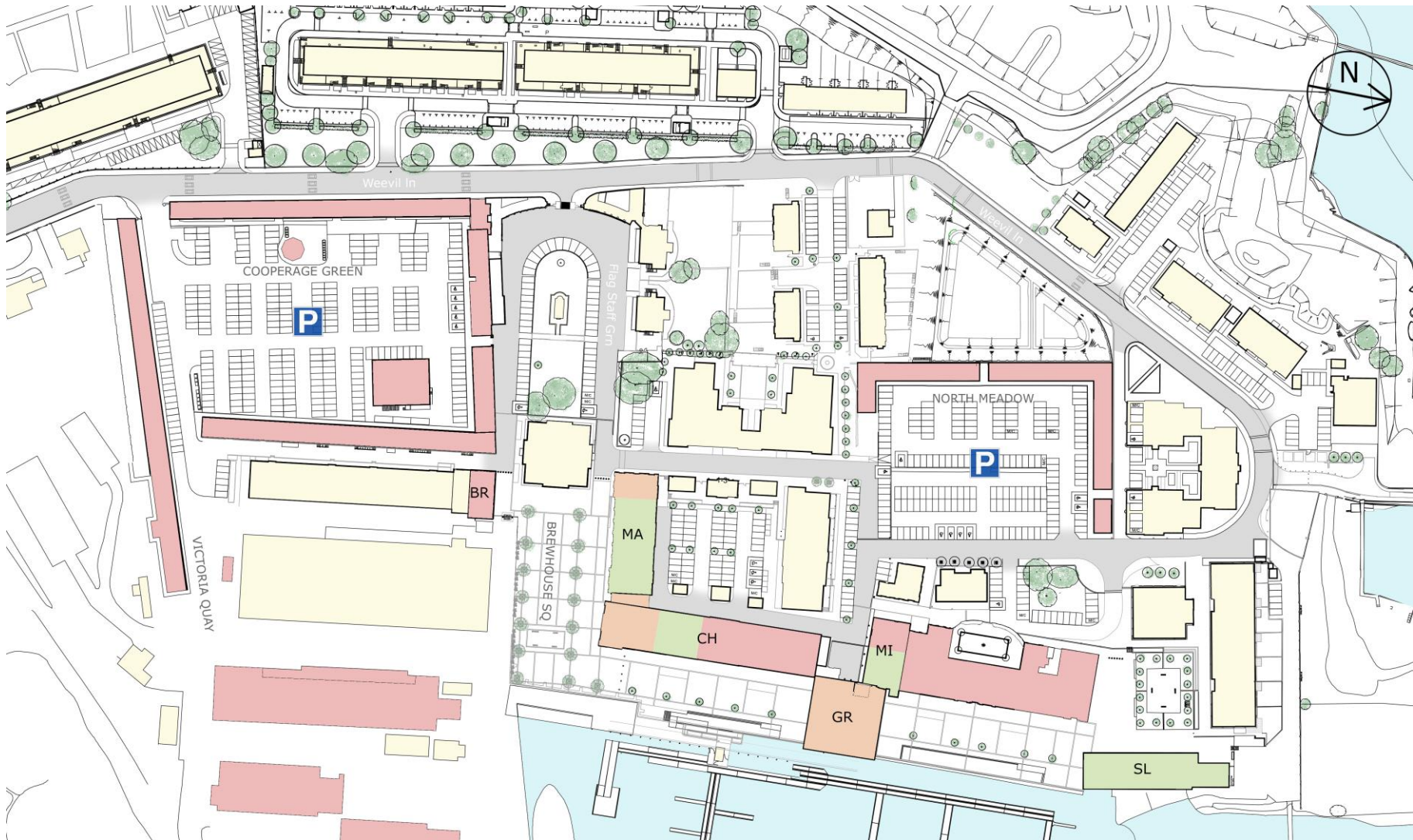
## AVAILABILITY SCHEDULE – ROYAL CLARENCE YARD, SALT MEAT LANE, GOSPORT, HAMPSHIRE, PO12 1GF

Property	Property Type	Floor	Sq Ft	Sq M	Rent	Sale Price	Car Parking	Availability
4 The Chandlers (CH)	Investment Office and Marina Facility	Ground	1,314	122.07	December 2023 - December 2024: £7,000 December 2024 - December 2025: £8,000 December 2025 - December 2026: £9,000 11th December 2026 increase to: £10,000	£275,000	4	AVAILABLE – Investment for Sale
The Brewhouse (BH)	Retail	Ground	1,133	105.26	NA	NA	3	LET
The Malthouse (MH)	Office or Retail	Unit 1B	1,378	128.02	£20,700	£207,000		UNDER OFFER
		Unit 1A1	936	87	£14,100	NA		AVAILABLE – To Let
		Unit 1A2	337	31.3	£7,000			AVAILABLE – To Let
		Unit 1A3	360	33.4	£7,000			AVAILABLE – To Let
		Unit 2A	1,780	165.4	£27,000	£270,000		AVAILABLE – To Let or For Sale
		Unit 2B	1,294	120.2	£19,500	£195,000		AVAILABLE – To Let or For Sale
The Granary (G)	Residential Development							SOLD





# SITE PLAN, ROYAL CLARENCE YARD, GOSPORT, HAMPSHIRE, PO12 1GF







## 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:*

**Lauren Udall** MRICS

Email: [lu@keygrove.com](mailto:lu@keygrove.com)  
Direct Dial: **023 8083 5964**  
Office: **023 8063 5333**  
Mobile: **07388 949740**

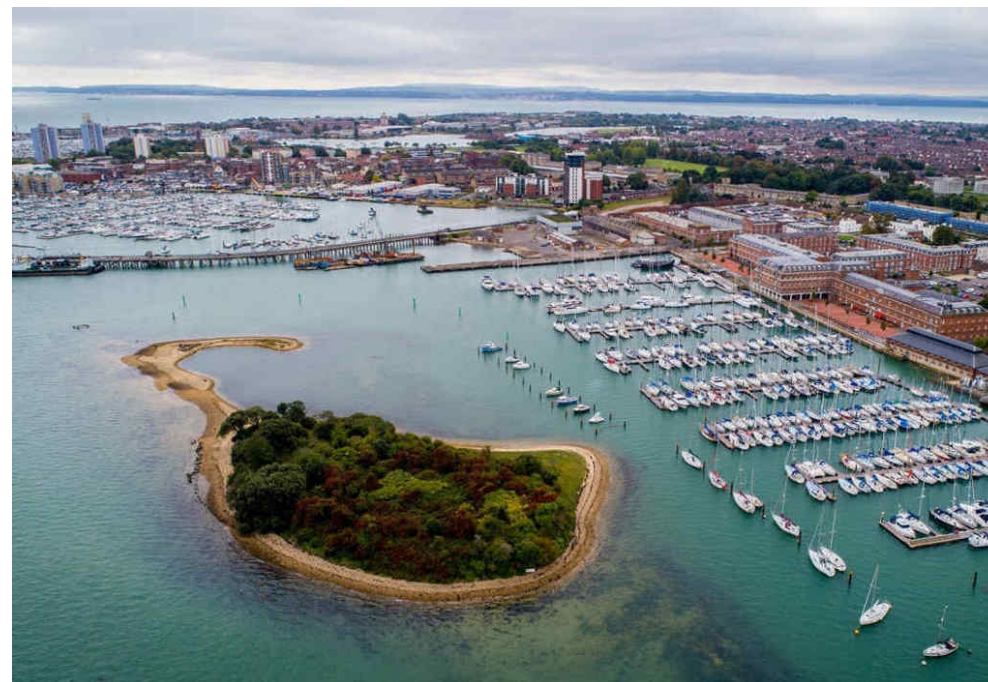
**James Allen**

Email: [ja@keygrove.com](mailto:ja@keygrove.com)  
Direct Dial: **023 8083 5962**  
Office: **023 8063 5333**  
Mobile: **07976 677482**

**Graham Jacobs**

Email: [graham@trafalgarpropertyconsultancy.co.uk](mailto:graham@trafalgarpropertyconsultancy.co.uk)  
Direct Dial: **07889 363623**

## 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](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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