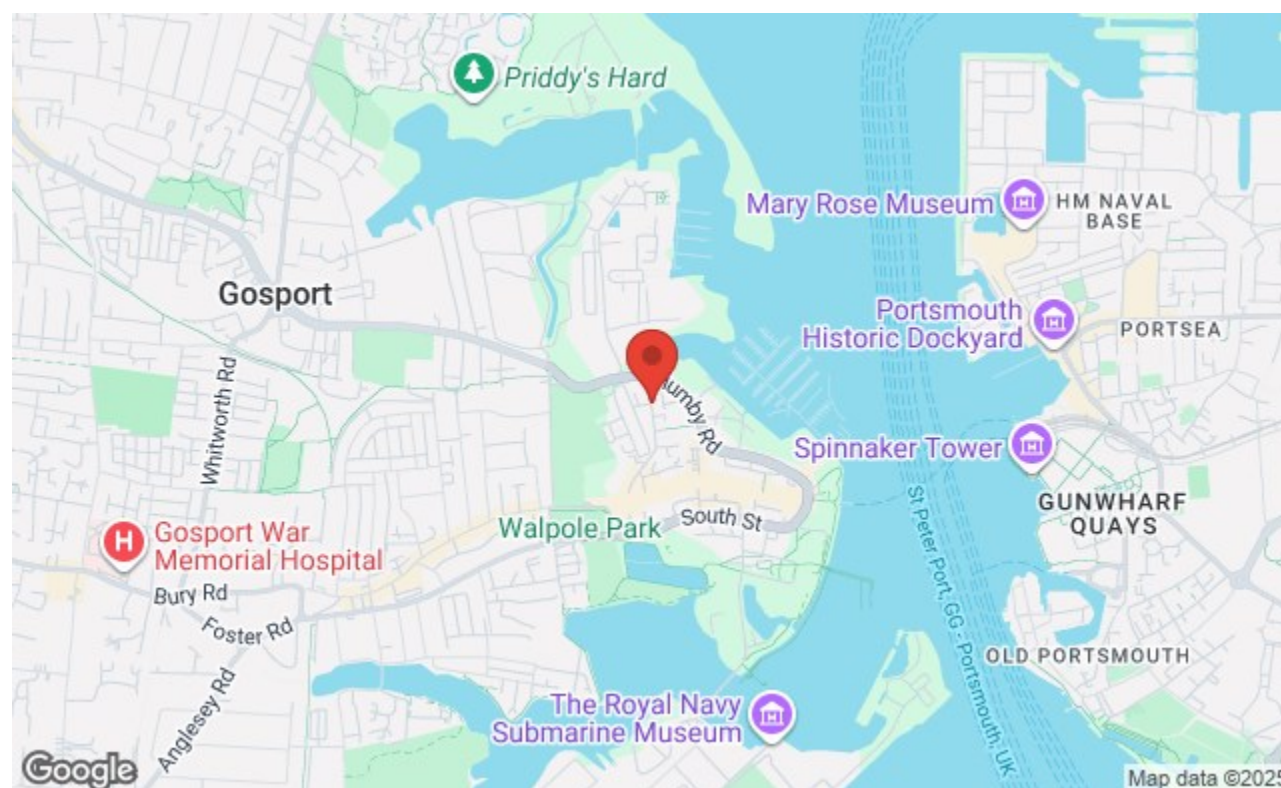




£1,500 PCM

Clarence Road, Gosport PO12 1BB



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HIGHLIGHTS



Rent: £18,000 per annum

the necessary consents).

- Main Area: 68.35 sq m (735 sq ft)
- Ancillary Space: 19.39 sq m (208 sq ft)
- Outside Space: 20.30 sq m (218 sq ft)

Located close to Gosport town centre, the property benefits from good visibility and easy access to the Portsmouth ferry link, offering convenience for customers and staff alike.

An excellent opportunity to lease a unique commercial property forming part of the former Clarence Tavern.

This distinctive unit would suit a range of occupiers, from hospitality, retail, or office use to creative or community ventures.

The Barn offers a characterful and flexible space extending to a total of approximately 87.74 sq m (943 sq ft) internally, plus 218 sq ft of outside space, making it suitable for a variety of potential uses (subject to

Please note that all prices stated are exclusive of Value Added Tax (VAT)

Call today to arrange a viewing
023 9298 3102
www.bernardsestates.co.uk



PROPERTY INFORMATION



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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