



Tenure
Freehold.

Location
Gosport is a busy south coast town located 5 miles from Fareham on the west side of Portsmouth Harbour, opposite Portsmouth. The town enjoys good communications with the M27 (Junction 11) providing good access to the South Coast region and onto the motorway network. The property is situated in a prime retail position, on the south side of the pedestrianised shopping area. Occupiers close by include Barclays Bank, First Choice, Burtons, Superdrug and Dorothy Perkins.

Description
The property, which interconnects with the adjacent building (109 High Street – not included), is arranged on basement, ground and two upper floors to provide a shop unit having ground floor sales, basement storage, first floor WCs (which serve both buildings) and second floor ancillary accommodation. To the rear is a small yard which gives access to the rear service road and provides the fire escape for both buildings.

The property provides the following accommodation and dimensions:

Gross Frontage	4.45 m	(14' 7")
Net Frontage	3.75 m	(12' 4")
Shop Depth	22.40 m	(73' 8")
Built Depth	26.70 m	(87' 9")

First Floor	29.50 sq m	(317 sq ft)
Second Floor	41.50 sq m	(446 sq ft)

Tenancy
The entire property is at present let to BOOTS UK LTD for a term of 10 years from 16th September 2014 at a current rent of £14,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The lease also contains a tenant's break clause on 23rd June 2020 (1).

Tenant Information
For the year ended 31st March 2014, Boots UK Ltd reported a turnover of £6.3bn, a pre-tax profit of £507m and a net worth of £456m. (Source: riskdisk.com February 2015)

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate
EPC Rating 86 Band D (Copy available on website).

Gosport

110 High Street

Hampshire

PO12 1DU

- Well Located Freehold Shop Investment
 - Pedestrianised position
 - Let on a new lease to Boots expiring 2024 (1)
 - Rent Review 2019
 - Current Rent Reserved
- £14,500 pa**

SIX WEEK COMPLETION AVAILABLE

