



### Tenure

Freehold.

### Location

Gosport, with a population of some 82,000, forms part of the Solent conurbation on the south coast of England. The town is across the harbour from Portsmouth and is some 17 miles south-east of Southampton and 7 miles south of the M27 Motorway (Junction 10). The property is located in a conservation area on the south side of the pedestrianised High Street, at its junction with Bemisters Lane. Occupiers close by include Boots the Chemist, McDonald's, Clarks Shoes, Edinburgh Woollen Mill (adjacent), WH Smith, Burton, Dorothy Perkins, Costa Coffee, Barclays, Superdrug, Thomas Cook, The Works, Holland & Barrett, HSBC and Poundland, amongst many others.

### Description

The property is arranged on ground and one upper floor to provide a ground floor shop with ancillary storage accommodation at first floor level (accessed via a ladder).

The property provides the following accommodation and dimensions:

Gross Frontage	3.70 m	(12' 2")
Net Frontage	3.10 m	(10' 2")
Return Frontage	3.20 m	(10' 6")
Shop Depth	7.95 m	(26' 1")
Built Depth	22.05 m	(72' 4")
Ground Floor	56.00 sq m	(603 sq ft)
First Floor	37.00 sq m	(398 sq ft)
Total	93.00 sq m	(1,001 sq ft)

### Tenancy

The entire property is to be let to VISION EXPRESS (UK) LIMITED for a term of 10 years from completion at a current rent of £8,500 per annum. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants.

### Tenant Information

No. of Branches: 550+.

Website Address: [www.visionexpress.com](http://www.visionexpress.com)

For the year ended 31st December 2016, Vision Express (UK) Limited reported a turnover of £255.734m, a pre-tax profit of £17.9m, shareholders' funds of £63.160m and a net worth of £47.269m. (Source: Experian 23.08.2018.)

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

## Gosport

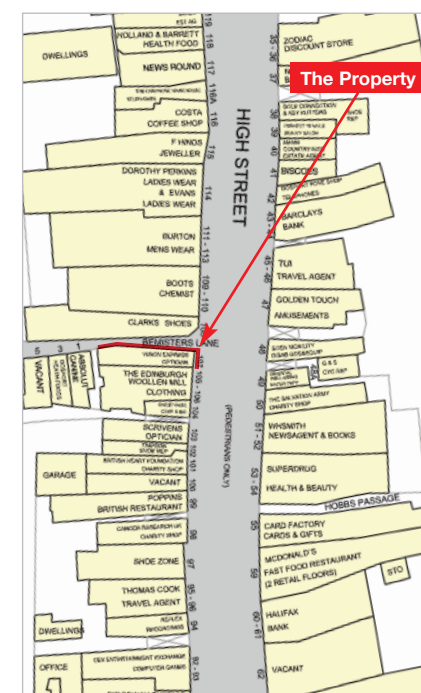
### 107 High Street Hampshire PO12 1DS

- **Freehold Shop Investment**
- To be let to Vision Express (UK) Limited on a new 10 year lease (no breaks)
- Well located in pedestrianised town centre, close to Boots and McDonald's
- Rent Review 2023
- No VAT applicable
- Current Rent Reserved

**£8,500 pa**

**On the Instructions of  
Vision Express**

**VisionExpress**  
Opticians



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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