

Gosport

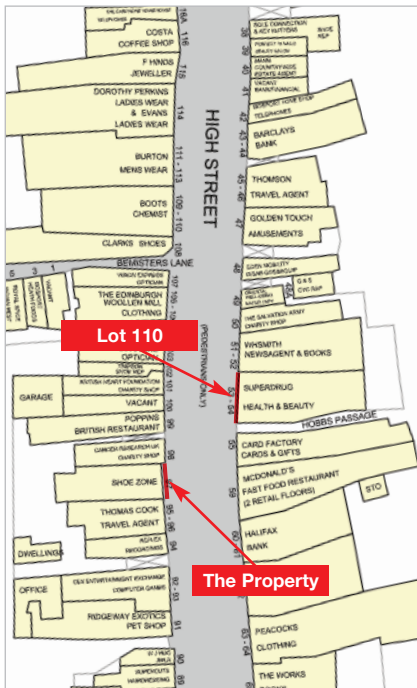
97 High Street

Hampshire

PO12 1DS

- **Freehold Shop Investment**
 - Comprising a total of 242.65 sq m (2,612 sq ft)
 - Entirely let to Shoe Zone Retail Limited until 2021
 - Tenants in occupation since 1991
 - Pedestrianised town centre position opposite McDonald's
 - Current Rent Reserved
- £22,000 pa**

SIX WEEK COMPLETION AVAILABLE



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 first class trading position on the south side of the pedestrianised High Street, in the heart of the town centre. Occupiers close by include Thomas Cook (adjacent), Cancer Research UK (adjacent), McDonald's (opposite), Halifax, Peacocks, WH Smith, Superdrug (Lot 110) and Boots Chemist, amongst many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with staff and storage accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage	8.25 m	(27' 1")
Net Frontage	7.16 m	(23' 5")
Shop Depth	13.41 m	(44' 0")
Built Depth	19.72 m	(64' 7")
Ground Floor	137.25 sq m	(1,542 sq ft)
First Floor	50.90 sq m	(548 sq ft)
Second Floor (1)	54.50 sq m	(587 sq ft)
Total	242.65 sq m	(2,612 sq ft)

(1) Not inspected by Allsop. Areas sourced from VOA website.

Tenancy

The entire property is at present let to SHOE ZONE RETAIL LIMITED for a term of five years from 25th March 2016 at a current rent of £22,000 per annum. The lease contains full repairing and insuring covenants.

NB. The tenants have been in occupation since 1991.

Tenant Information

No. of Branches: over 500.

Website Address: www.shoezone.com

For the year ended 1st October 2016, Shoe Zone Retail Limited reported a turnover of £159.834m, a pre-tax profit of £10.410m, shareholders' funds and a net worth of £30.145m. (Source: Experian 01.06.2017.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.