



Attractive Town Centre investment

Let to Savers Health & Beauty Ltd

Rent: £25,000pa

Expiry: 12th May 2031

Guide Price: £240,000 - £260,000

Location

The property is situated on the north side of High Street within the main retailing thoroughfare of town of Gosport.

Gosport is a town located in Hampshire, situated on the southern coast of the country, along the eastern side of the Solent, across from the city of Portsmouth. It has a rich history, especially as a naval town.

The town is well connected by road and sea. A regular ferry service connects Gosport to Portsmouth, making it easily accessible for both locals and visitors. The town is also close to the M27 motorway offering good links to other parts of the region. Neighbouring occupiers include Poundworld, Lloyds, Post Office and Travel Lodge.

Accommodation

The property forms the ground floor of a larger commercial development over 4 stories. The property offers a large display frontage with pedestrian door access of aluminium framed and glazed construction.

Internally the property is presented in an open plan layout with main retailing space to the front and partition's to the rear to form stores, staff facilities and office.

The premises extend to the following approximate areas:

Ground Floor: 3,187 sq ft / 296.1 sqm

Tenancy

Let to Savers Health & Beauty Ltd until 12th May 2031 on a FRI lease at a passing rent of £25,000pa. There is a tenant break option on 12th May 2029.

Covenant info: For the year ending 28th December 2024, Savers Health & Beauty Ltd reported a turnover of £791.31m with a pre-tax profit of £69.928m and shareholders funds of £83.549m. (Experian 01.09.2025)

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EPC

On application

Legal Costs

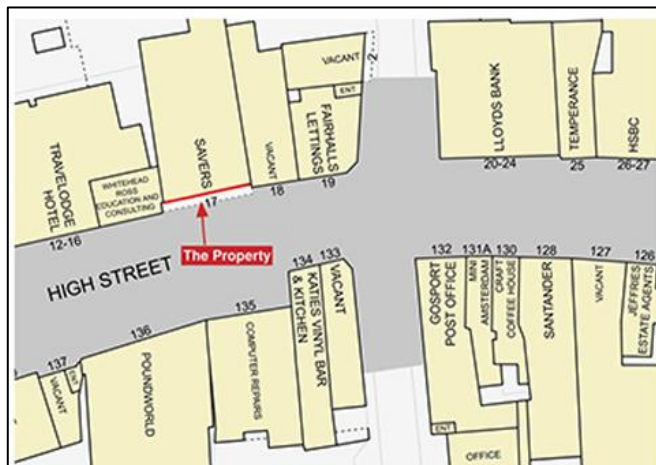
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the incoming tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon



BRITTON
PROPERTY

Investment For Sale

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