

For Sale

- Initial Yield of 7.22% excluding purchasers costs.
- 5 year lease from April 2023
- Good Car Parking




Keygrove
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Leisure Investment

8,110 sq ft (753.42 sq m)

Unit 5-8, Oaklands, Aerodrome Road, Gosport, Hampshire, PO13 0GY

Description

This is a combination of four office buildings arranged over two storeys and occupied by Gosport Fitness24 Gym and Health Club Limited on a 5 year lease from 3rd April 2023. The rent is £65,000 per annum. The lease provides for an index linked rent review in the 3rd year

The offices have been combined and arranged as a gym floor on the ground floor with shower and changing room facilities, spinning studio, creche and relaxation space on the first floor. The offices could be reinstated as four small independent office buildings in future.

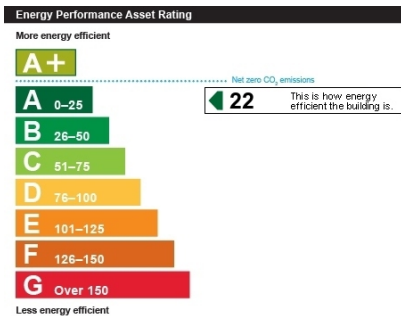
There are suspended ceilings, some led lighting and air conditioning. Flooring is a combination of carpet, tiles, lino and specialist gym flooring.

Accommodation (Approximate NIA)

| Floor | Area (sq ft) | Area (sq m) |
|--------------|--------------|---------------|
| Ground Floor | 3,955 | 367.42 |
| First Floor | 4,180 | 388.32 |
| Total | 8,110 | 753.42 |

Energy Performance Certificate

EPC rating A 22. A copy of the EPC is available on request.

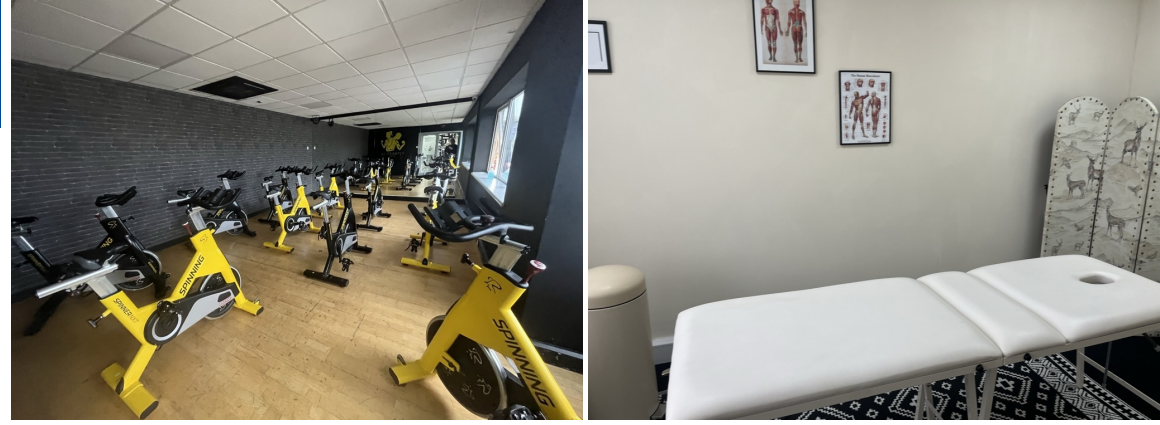


Terms

The freehold interest is available for £900,000 subject to the existing lease reflecting a net initial yield of 7.22% excluding purchasers costs.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £52,000. We recommend that prospective tenants or purchasers verify this with the Valuation Office.



Location

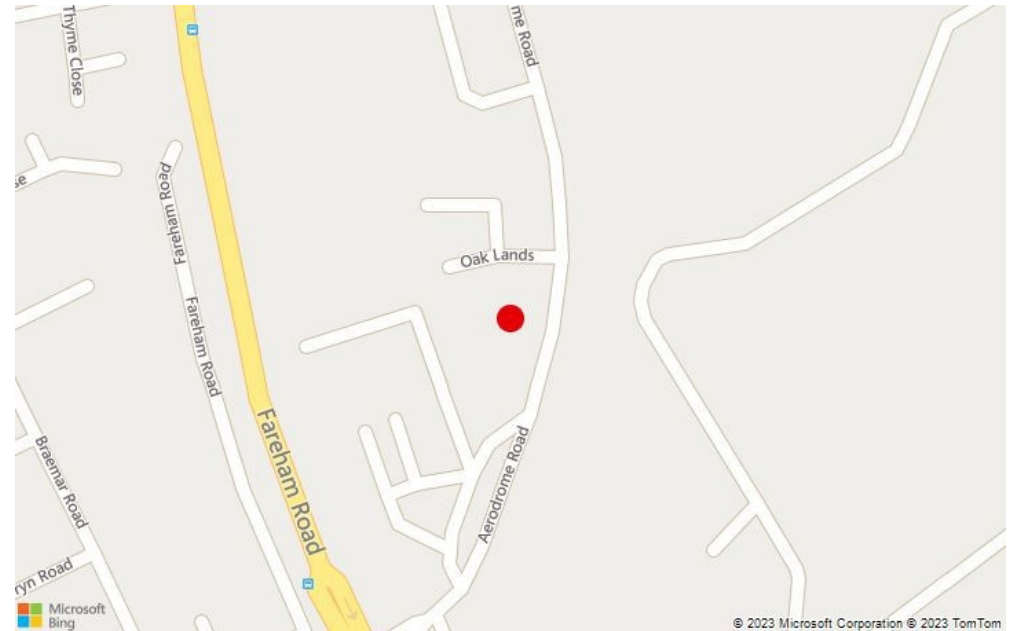
Aerodrome Road is an established commercial area situated approximately 3 miles to the south of Fareham Town Centre, and 3 miles to the north of Gosport Town Centre. There is good motorway access onto the M27 at Junction 11. Local occupiers include office tenants, retailers and leisure businesses.

For all enquiries:

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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

Date published 22-Sep-2023

