

# For Sale

- On-Shore Facility for 154 Berth Marina
- Fully Fitted with Showers and Offices
- Staff Car Parking
- Fixed Rent Increases
- Located In Bustling Mixed Use Development



  
**Keygrove**  
www.keygrove.com  
**023 8063 5333**

Office Investment with Long Term Income

1,314 sq ft (122.07 sq m)

4 The Chandlers, Salt Meat Lane, Gosport, Hampshire, PO12 1GF

## Description

This office has been fully fitted to provide marina facilities to berth holders at Royal Clarence Marina. There are 8 showers alongside WC and laundry facilities. There is a waiting area and an office for the marina staff. The property provides for 24 hour access to the patrons of the marina. There is LED lighting and double glazing. There are 4 car parking spaces.

The tenant has a lease until December 2041 at a current rent of £6,000 per annum with yearly fixed rent increases as below:

December 2022 - December 2023: £6,000.

December 2023 - December 2024: £7,000.

December 2024 - December 2025: £8,000.

December 2025 - December 2026: £9,000.

11th December 2026 increase to: £10,000.

There will then be an upward only open market rent review on 12th December 2026 and every 5th anniversary thereafter.

## Tenant Covenant

Clarence Marina, now part of the Aquavista group, is the largest marina operator in the UK with 29 marinas. Aquavista own the adjacent marina facilities on a virtual freehold basis and have invested significant sums into this facility outlining their long-term commitment to the site. This will enable an investor in these onshore facilities to capitalise on the commitment of the tenant at rent review and lease renewal negotiations.

## Accommodation (Approximate IPMS3)

Floor	Area (sq ft)	Area (sq m)
<b>Total</b>	<b>1,314</b>	<b>122.07</b>

## Energy Performance Certificate

A copy of the EPC is available on request.



## Terms

The 999 year lease is available for £275,000 with the benefit of the lease to Clarence Marina. A peppercorn ground rent is payable.

## Service Charge

There is a service charge payable. The service charge is currently £1.23 per sq ft. Full details are available on request. The service charge is payable by the occupational tenant, Clarence Marina.

## Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £12,500. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

## VAT

We are advised that VAT will be payable. The transaction can be treated as a transfer of the going concern.



## Location

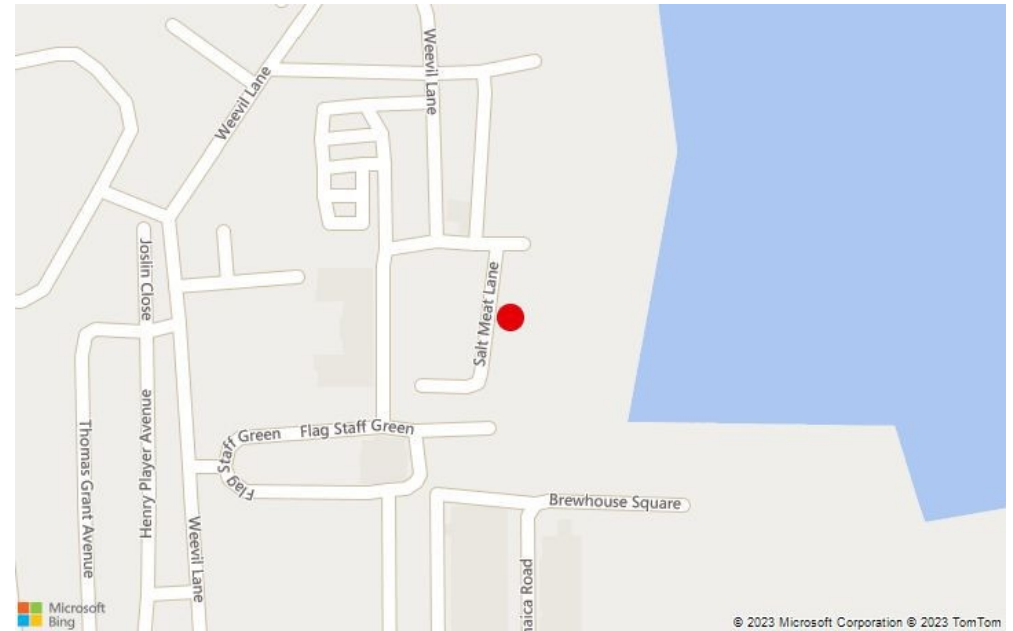
Royal Clarence Marina is a community of over 700 homes, with complementary commercial property. The marina is accessed via the A32 Gosport Road from junction 11 of the M27. There is excellent access to Portsmouth, via the Harbour ferry which operates every 15 minutes (every 7.5 minutes at peak times) from Gosport Ferry Terminal (approximately 5 minutes walk from Royal Clarence Marina). The ferry journey time is four minutes to Portsmouth Harbour where there is a regular direct line train service to London Waterloo. Royal Clarence Marina benefits from 154 berths for all types of vessel. Southampton International Airport is within a 30 minute drive.

*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](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

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