

# RETAIL UNIT - TO LET

LEE ON SOLENT - 130/132 HIGH STREET, PO13 9DD

**Mason  
Partners**



## Location

Lee-on-Solent is a suburban location on the Gosport peninsula. The subject unit is located in the main retail parade close to the seafront with on-street car parking. Nearby occupiers include Tesco Express, Co-operative Convenience Store Subway, Oxfam and Ladbrokes as well as many local businesses.

## Accommodation

Corner frontage in a prominent position.

The property comprises the following floor approximate area:

Ground Floor NIA: 1,390 Sq. Ft (129 sqm)

## Tenure

The premises is available by way of assignment of a lease expiry on 31<sup>st</sup> May 2026. Alternatively, a surrender and new lease could be entered in to.

## Rent

£22,850 pax

## Rating Assessment

Rateable Value - £19,750

Interested parties are advised to make their own enquiries with the Gosport Borough Council on Tel: 023 9258 4242 to verify this information.

## Planning

It is understood that the premises has a Class E planning consent.

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## EPC

Energy Performance Asset Rating: B

## VAT

The property is registered for VAT.

## Legal Costs

Each party to bear their own legal costs in respect of all legal documentation produced in this transaction.

## Money Laundering

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions be that lettings or sales of commercial premises. Prospective purchasers / tenants will need to provide proof of identity and residence.

## Viewing

Joe Pearce  
Chris Mason

07827 973 962  
07831 651 799

Joepearce@masonpartners.com  
Chrismason@masonpartners.com

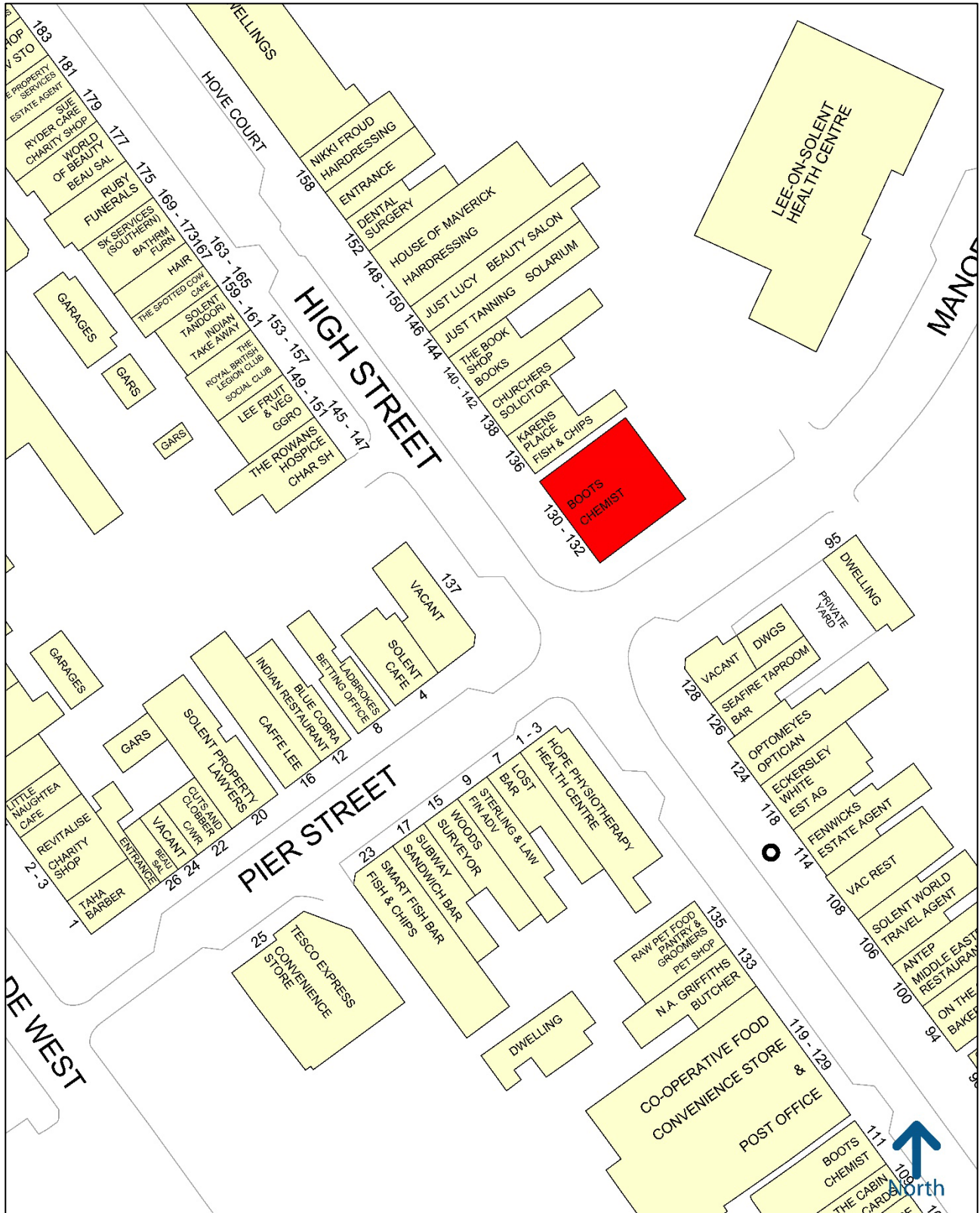
**0151 227 1008**

**masonpartners.com**

# PRIME SHOP UNIT TO LET

LEE ON SOLENT - 130/132 HIGH STREET, PO13 9DD

Mason Partners



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