



Unit 2 Dartmouth Court
Priddy's Hard, Gosport, Hampshire, PO12 4BQ

TO LET

Retail Unit within Residential Area Total Size - 781 sq ft

Key Features:

- Residential and local retail location
- Free parking for parade
- Open plan sales area
- 100% small business rate relief eligible
- New FRI lease available
- Rent £12,000 PAX
- Adjacent Coop food store
- Virtual Tour: <https://youtu.be/FjWKDmDg4-0>





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Location

Gosport is located on the south coast approximately three miles south west of Portsmouth, six miles south east of Fareham and 15 miles south east of Southampton. Gosport links directly to Portsmouth via a pedestrian ferry that runs throughout the day with a journey time of four minutes. The A32 (Fareham Road) is the principal arterial route to Gosport and provides good access to the M27 at junctions 10 and 11, which in turn links to the M3 at Southampton and the A3(M) at Havant.

Description

The subject property comprises a ground floor retail unit providing an open-plan sales area, with a WC located to the rear. The premises are suitable for a variety of uses falling within Use Class E.

Accommodation

The accommodation has an approximate Net Internal Area (NIA) of:

Area	Sq Ft	Sq M
Ground Floor	781	72.55
Total	781	72.55

EPC

We understand the property has an EPC rating of C (expiry date - 10/02/2026).

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Terms

The property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed at a commencing rent of £12,000 per annum exclusive.

Business Rates

Rateable Value (2026): £9,000

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

29 April 2026

Viewings and Further Information

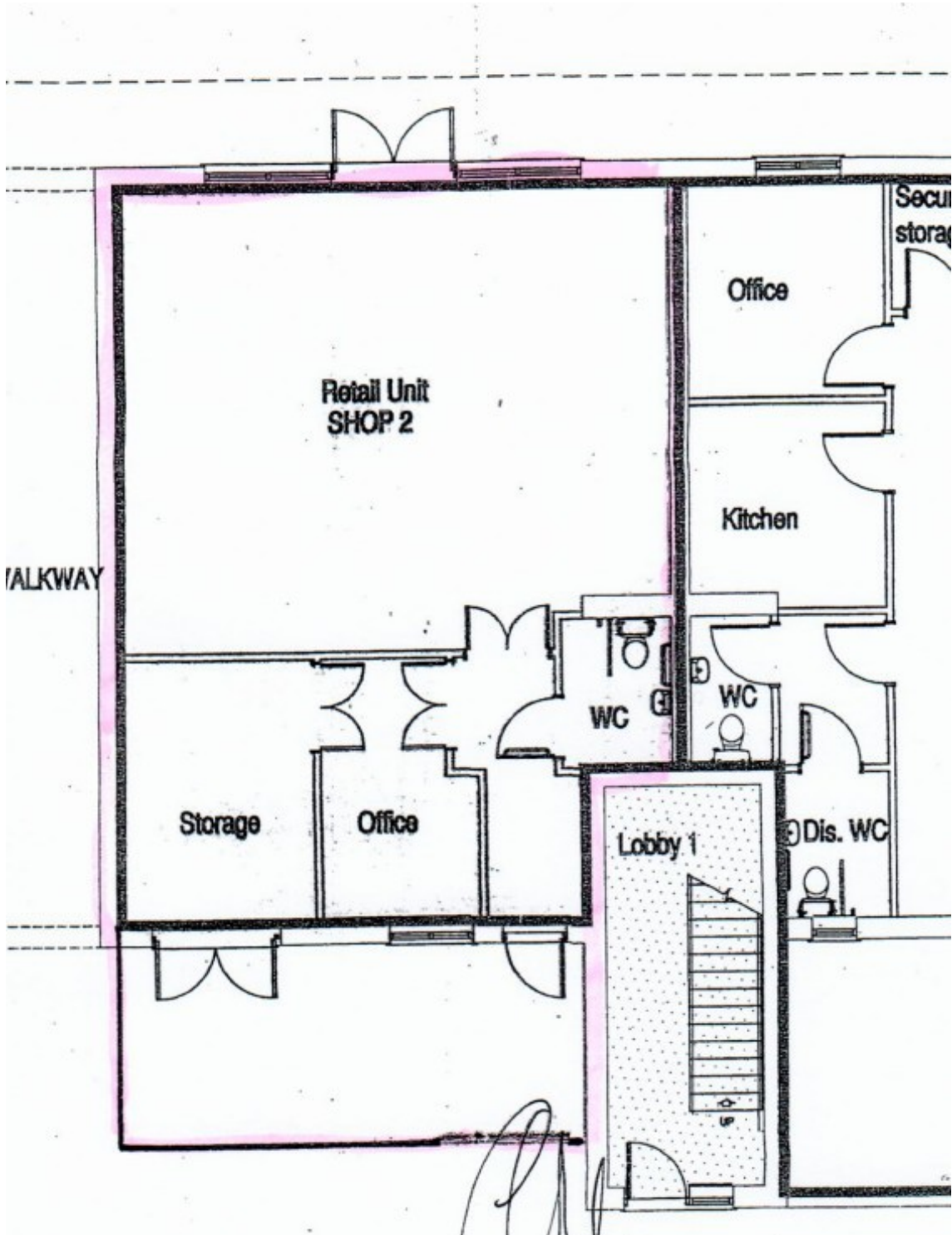
Please contact the sole agents Flude Property Consultants:

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Floor Plan



For identification purposes only.