

Gosport – 70/70A Gregson Avenue, Hampshire PO13 0UR  
Freehold Takeaway & Residential Investment



**BLUE ALPINE**

PROPERTY CONSULTANTS



# Gosport – 70/70A Gregson Avenue, Hampshire PO13 0UR

## Freehold Takeaway & Residential Investment



### Investment Consideration:

- Purchase Price: £280,000
- Gross Initial Yield: 6.29%
- Rental Income: £17,620 p.a.
- VAT is NOT applicable to this property
- Takeaway let until 2044. No breaks. Tenant in occupation for 25+ years.
- Comprises ground floor takeaway and self-contained 3-bed flat above
- Occupying a prominent position within this established local shopping centre, amongst a variety of local traders as well as a Co-op Food Store and a Ladbrokes.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 70 (Ground Floor)	Takeaway: 61 sq m (657 sq ft) Counter, kitchen, storage, wc	Individual	20 Years from 12 September 2024	£9,100	Note 1: FRI Note 2: Rent review every 5th year open market upward only Note 3: No breaks Note 4: Tenant in occupation for 25+ years
No. 70A (First/Second Floor)	Residential Flat: 77 sq m (835 sq ft) 3 bedrooms, living room, kitchen, bathroom	Individual	Holding Over	£8,520	Note 1: AST Note 2: Flat occupied by commercial tenant
<b>Total</b>				<b>£17,620</b>	

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### Property Description:

Comprises mid-terrace building arranged as a ground floor takeaway with separate rear access via a communal staircase and balcony to a self-contained flat on the first and second floors. There is a rear service road for unloading and off-street parking for at least 4 cars. The property provides the following accommodation and dimensions:

Ground Floor Takeaway: 61 sq m (657 sq ft)

Counter, kitchen, storage, wc

First/Second Floor Flat: 77 sq m (835 sq ft)

3 bedrooms, living room, kitchen, bathroom

Total GIA: 138 sq m (1,492 sq ft)

### Tenancy:

The takeaway is at present let to an Individual for a term of 20 years from 12<sup>th</sup> September 2024 at a current rent of £9,100 per annum and the lease contains full repairing and insuring covenants. Rent review every 5<sup>th</sup> year open market upward only. No breaks.

The residential flat is at present let on AST to an Individual (Holding Over) at a current rent of £8,520 p.a. The flat is occupied by the commercial tenant.

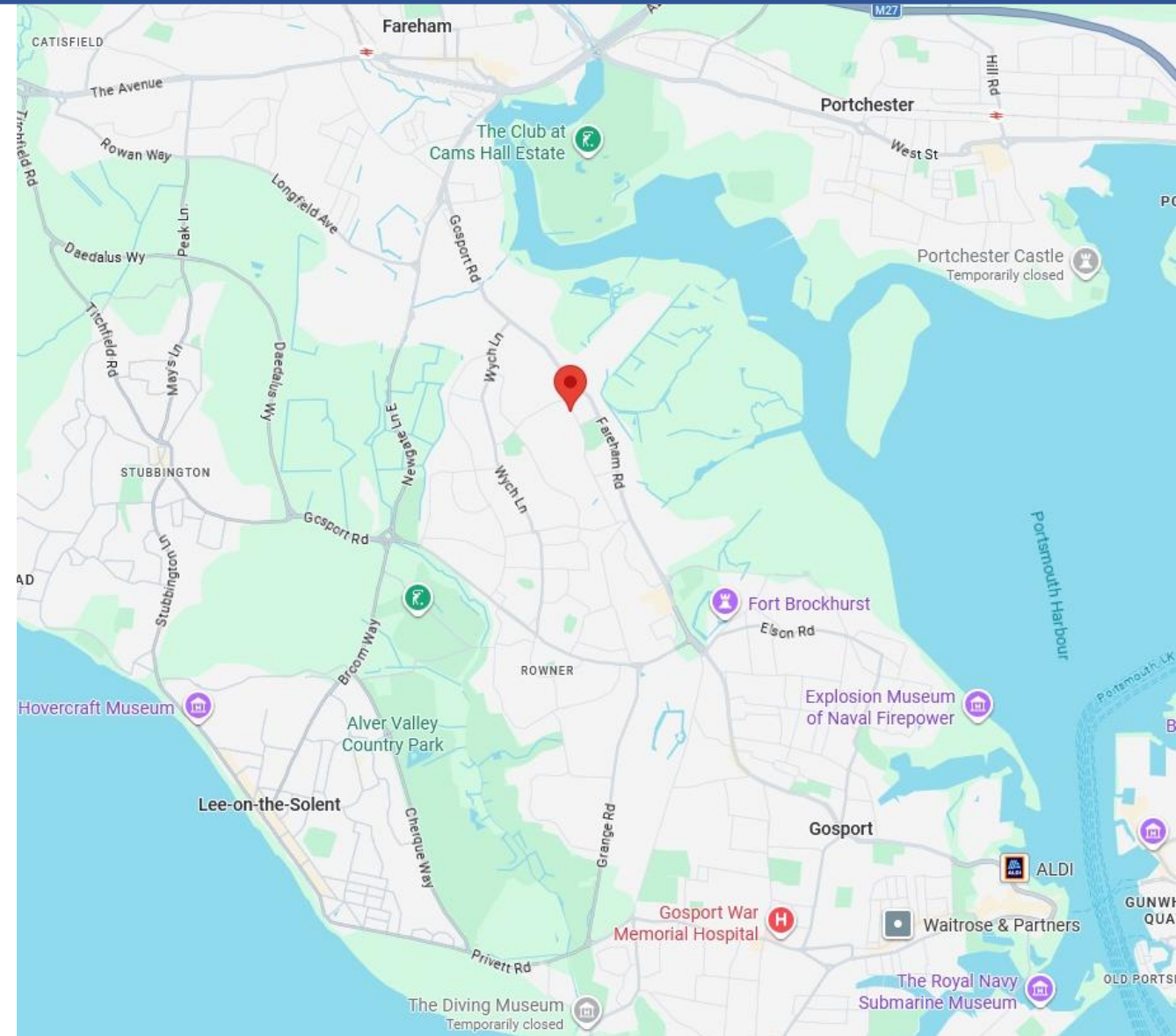


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## Location:

Occupying a prominent position within this established local shopping centre, amongst a variety of local traders as well as a Co-op Food Store and a Ladbroke's, being just off the main A32 serving the surrounding residential area. Gosport is a busy south coast town located 5 miles from Fareham, at the mouth of Portsmouth Harbour. The town enjoys good communications via the M27 (J11) providing access to the south coast region and the surrounding road network.



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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# BLUE ALPINE

PROPERTY CONSULTANTS

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