



# the waterfront

Royal Clarence Marina, Portsmouth Harbour, Gosport PO12 1GJ

## waterfront retail

Ground floor retail/restaurant units available.  
Suitable for a variety of uses in a stunning marina setting.

Units 1-6 1,518 sq ft to 5,517 sq ft

**TO LET /FOR SALE**





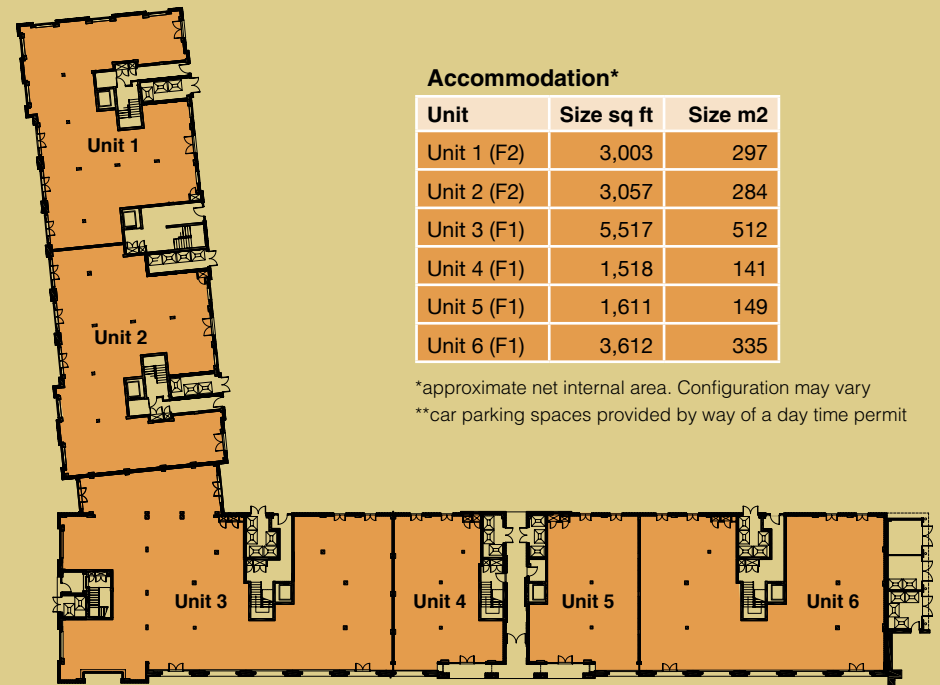
## Waterfront retail

The beautiful 130 berth marina is the focal point of Royal Clarence Marina, a mixed-use development combining residential and business to create an atmospheric destination in a prime waterfront location.

Royal Clarence Marina has almost 2000 new homes close by with a regular influx of sailing enthusiasts and visitors to the marina.

Already a thriving business community, workers in the development's 35,000 sq ft of offices in the neighbouring Cooperage Green and within Royal Clarence Marina represent an important targeting opportunity for convenience retailers and other service providers.

- beautifully restored and sympathetically constructed buildings
- established residential and business community
- popular deep berth marina – accommodating yachts, motorboats and sailing enthusiasts
- destination along proposed Portsmouth Harbour's Millennium Walk



### Description

A new development of ground floor units overlooking Royal Clarence Marina within a new prestigious mixed use development designed to replicate the adjoining beautiful Georgian buildings and frontage.

### Property Specification

- Shell and core finish ready for occupier's own fit out
- All shop fronts fitted

- Rear glass security doors
- Good floor to ceiling height
- Potential to combine/subdivide units
- Outside seating/display area
- Car parking

### Terms

Available on new effectively full repairing and insuring leases for a period to be agreed. Alternatively the longleasehold interest may be available.

### Planning

The property benefits from planning consent for A1, A2, A3, A4 and A5 planning uses. Other uses may be possible, subject to planning.

### Rent/Price

On application.



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