

thewaterfront

Royal Clarence Marina, Portsmouth Harbour,
Gosport PO12 1FX

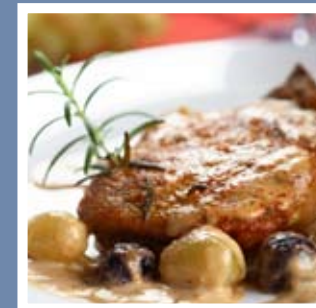
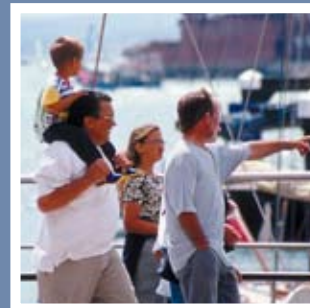


Computer enhanced photograph

waterfront restaurant/leisure

Restaurant/leisure opportunities at
Royal Clarence Marina, Gosport.
Other uses possible.

FREEHOLD FOR SALE





This 18th Century former Royal Navy building exudes quirky heritage features in an enviable position right on the waterfront at Royal Clarence Marina.

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.

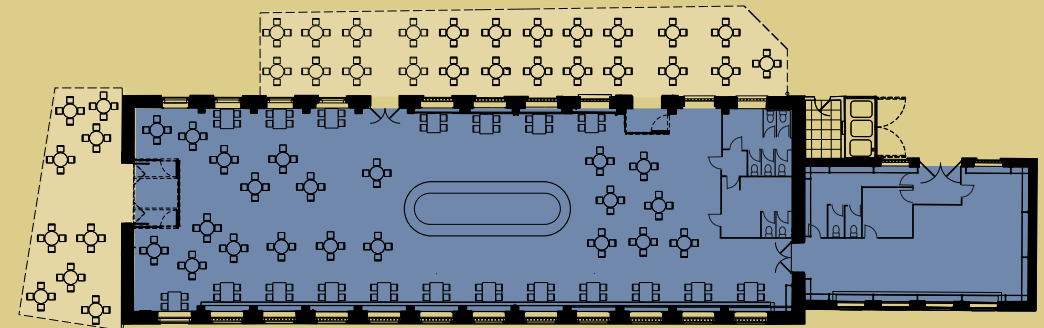
Royal Clarence Marina has almost 2000 new homes close by with a regular influx of sailing enthusiasts and visitors to the marina.

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.

- **heritage building with feature windows and exposed brickwork**
- **external space available on quay**
- **established residential and business community**
- **popular deep berth marina – accommodating yachts, motorboats and sailing enthusiasts**
- **destination along proposed Portsmouth Harbour's Millennium Walk**

theOld Storehouse



Accommodation

The Old Storehouse	Size m2	Size sq ft
Total	595.04	6,405

*approximate net internal area. Configuration may vary

**car parking spaces provided by way of a day time permit

Description

The Old Storehouse is a detached building overlooking Portsmouth Harbour and Royal Clarence Marina refurbished to a shell ready for fit-out within the original Georgian building.

The building may suit a variety of uses to include a bar/restaurant, health and fitness centre, offices or retail units. The net internal floor area is approximately 6,405 sq ft (potential to subdivide).

Property Specification

- Shell & core finish ready for occupiers fit out
- Potential for external seating area
- Marina views
- Period features
- Two open plan areas
- Car Parking

Terms

Available on new effectively full repairing and insuring leases for a period to be agreed. Alternatively the freehold 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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