

**Lot 37, 8B High Street, Cosham, Portsmouth,
Hampshire PO6 3BZ**

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



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Property Information

Town Centre Retail Investment

- Trading as Cosham Pets on a new 5 year lease (Subject to Option)
- Tenants in Occupation since at least 1990
- Approximately 168.30 sq m (1812 sq ft)
- Town Centre Location
- Nearby occupiers include Tesco, Lloyds, Superdrug, Costa, Burger King, Greggs, Ladbrokes, Hays Travel and a number of public car parks

Lot

37

Auction

27th March 2025

Rent

£21,000 per Annum Exclusive

Status

Available

Sector

Retail, High Street Retail

Auction Venue

Live Streamed Auction

On Behalf of SIPP Trustees

Location

Miles

3 miles north of Portsmouth, 15 miles east of Southampton, 73 miles south of London

Roads

M27, A27, A3, A3(M)

Rail

Cosham Railway Station

Air

Southampton Airport

Situation

The property is prominently situated on the west side of the High Street, close to its junction with Spur Road. Neighbouring occupiers include Tesco, Lloyds, Superdrug, Costa, Burger King, Greggs, Ladbrokes, Hays Travel and a number of public car parks.

Tenure

Virtual Freehold. Held for a term of 999 years from completion of the sale at a fixed peppercorn rent.

EPC

Band B

Description

The property comprises a ground floor retail unit that benefits from rear access and loading.

VAT

VAT is applicable to this lot.

Octopus Bridging Loan for Buyers

Not available

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	168.30 (1)	(1812) (1)	INDIVIDUAL T/A COSHAM PETS (CRN: 02853763??) (2)	5 years from 03/12/2024 (3)	£21,000	02/12/2029

(1) The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/66025175>)

(2) The Tenant has occupied the property since at least 1990.

(3) The lease provides for a Tenant option to determine the lease on 2nd December 2027 on serving 6 months written notice.

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2024