



ALL USES CONSIDERED (STP)



**Unit 32-36, Greywell Shopping Centre, Leigh Park, Havant, PO9  
5AL**

**PROMINENT OPEN PLAN RETAIL UNIT**

**Summary**

<b>Tenure</b>	To Let
<b>Available Size</b>	2,354 sq ft / 218.69 sq m
<b>Rent</b>	£20,000 per annum
<b>Rates Payable</b>	£11,392 per annum
<b>Rateable Value</b>	£22,250

**Key Points**

- Open Plan Sales Area
- Flexible Terms
- Rear Access
- Extensive Parking In Surrounding Area



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SOUTHAMPTON 023 8011 9977

## Description

This unit occupies an excellent position opposite Greggs, Costa Coffee, Farmfoods and Tesco and offers an open plan sales area on a single level with rear access, along with a small dock level loading at the rear. The unit could be sub-divided, further information upon request.

## Location

Greywell Shopping Centre is an established district shopping complex with a majority of national multiple occupiers including Tesco, New Look, Farmfoods, Poundland, Iceland, Costa Coffee and Greggs. Other nearby occupiers include Lidl. Extensive parking surrounds the scheme which occupies a prominent retailing location in the centre of Leigh Park with a dedicated immediate catchment of in excess of 30,000 people.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
Ground - Shop	2,354	218.69	To let	Available
<b>Total</b>	<b>2,354</b>	<b>218.69</b>		

## Specification

- Suspended ceiling
- Cat II lighting
- WC with wash hand basin
- 2 x WCs with wash hand basin
- Kitchen
- Security shutters
- Dock level loading
- Aluminium shop front

## Terms

£20,000 per annum, exclusive of rates, service charge & VAT.  
Available to let on a new flexible full repairing and insuring lease for a term to be agreed and with tenant incentives subject to status.

## Business Rates

Rateable value: £22,250

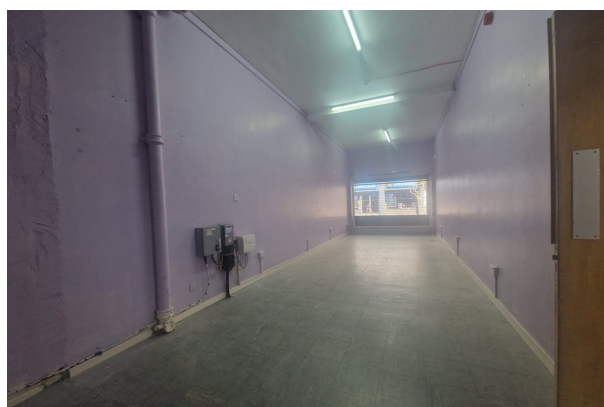
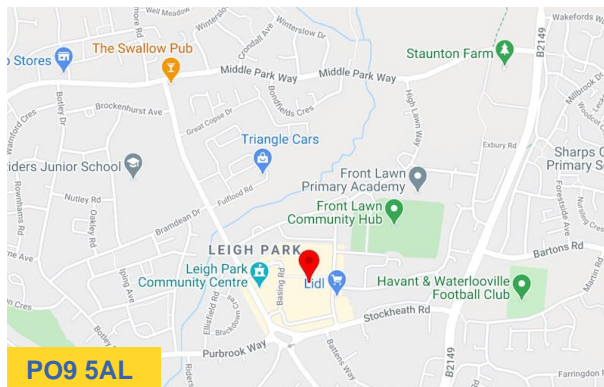
You are advised to confirm the rates payable with the local council before making a commitment.

## Other Costs

A service charge is payable in respect of maintenance and repair of the Centre.  
Each party to be responsible for their own legal costs incurred in the transaction.  
Unless stated, all prices and rents are quoted exclusive of VAT.

## Video

- Video - <https://vimeo.com/262346267>



## Viewing & Further Information

### James West

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### Tom Holloway

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