



2 East Street, Havant, PO9 1AQ

Ground Floor Lock up Shop

Summary

Tenure	To Let
Available Size	478 sq ft / 44.41 sq m
Rent	£12,000 per annum
Service Charge	N/A
Rateable Value	£9,200 *You May Be Able To Qualify For 100% Business Rate Relief.

Key Points

- Class E - Use Class
- Prominent Position
- Self Contained
- Range of Uses Considered STP
- Potential For 100% Business Rate Relief - For Further Details Contact The VOA



Description

The property comprises a ground floor shop formerly occupied by a clothes shop. The premises has a primary sales area to the front with partitioning to the rear providing ancillary store/ office accomidation. The unit benefits from kitchen and toilet facilities.

Location

The property is located in Havant a large town situated just off the M27 forming part of the south coast conurbation between the ports and commercial hubs of Portsmouth and Southampton. Havant benefits from excellent transport communications with the motorway and Havant train station (with a direct line to London Waterloo) a short distance away by car and on foot respectivley.

The premises is positioned in a prominent position along East Street with nearby occupiers including Barclays Bank, Morgan & Mason, Bear Hotel and Cubitt & West.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	478	44.41	Available
Total	478	44.41	

Terms

The property is available to let on terms to be agreed at a commencing rental of £12,000 pax.

Rateable Value

Rateable Value £9,200

This property may benefit from the Small Business Rates Relief, please contact the Local Authority in this regard.

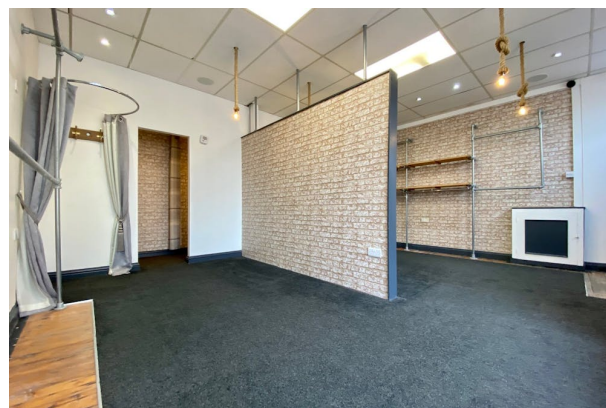
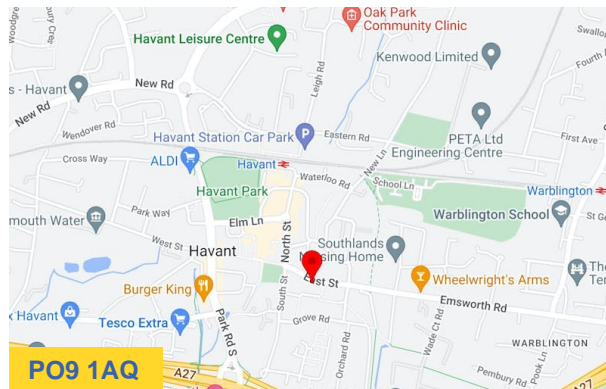
Other Costs

Service charge - no set fee, contribution of 7.44% if works are undertaken.

Building Insurance - 7.44% of total insurance contribution £352,41

Legal Costs - Each Party are to bear their own costs incurred in the transaction.

Unless otherwise stated all costs and rent are exclusive of VAT



Viewing & Further Information

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