



HELLIER
LANGSTON
Commercial Property Consultants

TO LET

55 High Street, Emsworth PO10 7AN
Ground Floor Office/Retail Unit



KEY FEATURES

Without Prejudice

Quick Occupation

Internal repairing liability only

Public parking nearby

£975 pcm exclusive

Town centre location

5 workstations + meeting area/table

Yearly agreements available

100% Small Business Rates Relief (subject to eligibility)

Call us on: **01329 220 111**

Visit: www.hlp.co.uk

Hellier Langston

Ground Floor, E1 Fareham Heights

Standard Way

Fareham PO16 8XT

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Description

The property is a Grade II Listed building located in the centre of Emsworth, an attractive small Georgian town with a population of circa 10,000. An affluent town comprising many successful, independent businesses serving the wider community.

The property comprises a ground floor office / retail unit fitted out to a very high contemporary office standard following refurbishment when the property was acquired a few years ago. There are 5 desk/workstations plus meeting area/table. Internally at the rear of the unit is a kitchen and WC with built in shower.

Accommodation

The property has been measured and has the following approximate Net Internal Area:

	sq. m.	sq. ft.
Retail/Office	24.75	267
Kitchen	5.59	60
TOTAL	30.38	327

Terms

Available on a new internal repairing agreement/lease for a minimum 1-year term.

Rent

£975 per calendar month exclusive.

VAT

All prices quoted are exclusive of VAT.

Rateable Value

Shop and premises - £6,000

Source:

www.tax.service.gov.uk/business-rates-find/search

Energy Performance Certificate

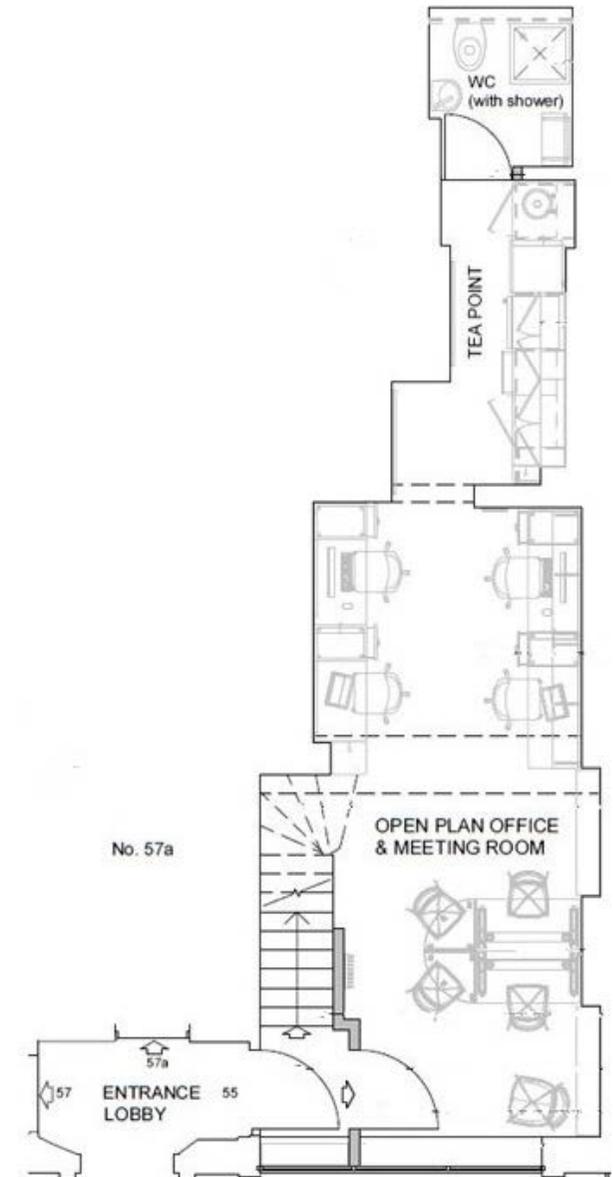
Rating: D95

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Code for Leasing Business Premises

The Code of Leasing Business Premises in England and Wales strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or Solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.



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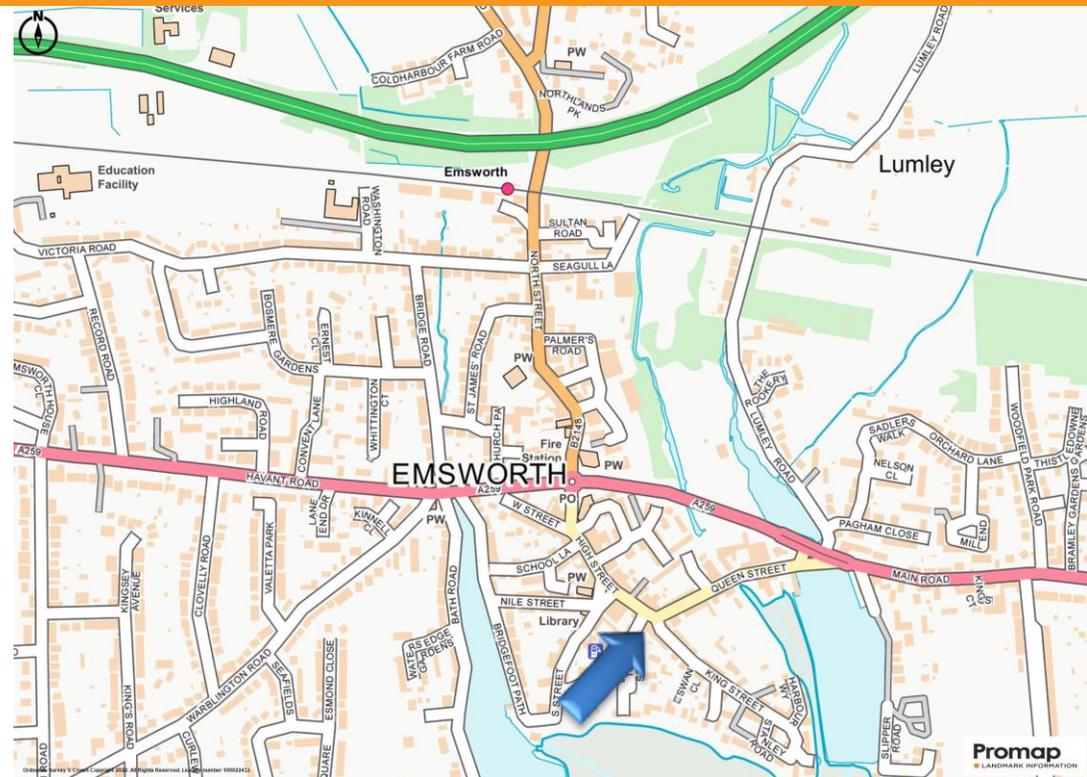
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Location

Emsworth is situated approximately 2 miles to the east of Havant town centre and links with the A27/M27 road network.

Viewing

Strictly by appointment through sole agents Hellier Langston.



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Patrick Mattison
m: 07926 581464
e:patrick@hlp.co.uk

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