



7C West Street, Havant, PO9 1EH

Ground and First Floor Lock Up in Havant Town Centre Pedestrian Precinct

Summary

Tenure	To Let
Available Size	1,531 sq ft / 142.23 sq m
Rent	£19,500.00 per annum
Service Charge	N/A
Rateable Value	£12,750
EPC Rating	C (55)

Key Points

- Former Betting Shop
- Disabled W.C.
- Rear Loading
- Class E Use
- Just Off High-Street Pitch

Description

The subject property is a ground and first floor retail set centrally within the Havant pedestrianised Shopping Precinct. The ground floor shop benefits from having a fully glazed shop front, an open plan sales area with stairs to the rear of the shop leading to the first floor sales / office space. Towards the rear of the ground floor are 2 separate toilets each with wash hand basins. There is a further toilet on the 1st floor, and a kitchenette.

Location

The property is located within the pedestrianised Precinct of West Street with Boots, Halifax, Vodafone and Superdrug in close proximity and is also close to the entrance of the Meridian Centre. Situated to the rear of the subject premises is Bulbeck Road which has a Public Car Park conveniently located.

Havant is strategically located on the A27 / M27 / A3 and forms part of the extensive M27 / Solent corridor, providing easy access to Portsmouth, Southampton and London. Havant also benefits from a mainline railway station with direct trains to London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	725	67.35	Available
1st	806	74.88	Available
Total	1,531	142.23	

Specification

- * Concrete Floors Throughout
- * Open Plan
- * 2 Separate W.C.'s each with wash hand basins, one disabled
- * Rear Access Door
- * Large frontage
- * Suspended Ceiling on ground floor
- * LED Lighting
- * Air conditioning
- * Carpeted throughout
- * 1st floor kitchenette

Terms

Available on a full repairing insuring sub-lease for a term to be agreed at a rent of £19,500 per annum + VAT.

There may be consideration for a new lease.

Rateable Value

Rateable Value £12,750.

The current rateable value is such that it will allow small business to apply for Taper Relief, for further details contact the Local Authority.

Other Costs

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

Buildings Insurance £388.85 + VAT.

Unless otherwise stated all prices may be subject to VAT.



Viewing & Further Information

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