



## 3 West Street, Havant, PO9 1EH

Prime Retail Unit within Havant Town Centre Pedestrian Precinct

### Summary

|                       |                           |
|-----------------------|---------------------------|
| <b>Tenure</b>         | To Let                    |
| <b>Available Size</b> | 1,274 sq ft / 118.36 sq m |
| <b>Rent</b>           | £23,000 per annum         |
| <b>Service Charge</b> | £500 per annum            |
| <b>Rateable Value</b> | £10,750                   |
| <b>EPC Rating</b>     | B (48)                    |

### Key Points

- All Uses Considered (STP)
- Within Pedestrianised Zone
- x2 Parking spaces
- Prominent Frontage Opposite The Meridian Centre
- Rear Loading
- May qualify for SBRR

## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft        | sq m          | Availability |
|--------------|--------------|---------------|--------------|
| Ground       | 753          | 69.96         | Available    |
| 1st          | 521          | 48.40         | Available    |
| <b>Total</b> | <b>1,274</b> | <b>118.36</b> |              |

## 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 at the front of the shop leading to the first floor space. Towards the rear of the ground floor is a toilet and kitchen area, each with wash hand basins, as well as rear loading access from the car park.

## Location

The property is located within the pedestrianised Precinct of West Street opposite the entrance to The Meridian Centre, and occupiers such as Costa Coffee, Boots, Greggs, Halifax, Nationwide, The Works, Vodafone and Superdrug. Situated to the rear of the subject premises is Bulbeck Road which has access to the properties parking.

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.

## Terms

Available on a new effective full repairing insuring lease, for a term to be agreed, at a rent of £23,000 per annum.

## Rateable Value

Rateable Value £10,750.

The current rateable value is such that it will allow small business to apply for SBRR 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.

Service Charge - £500 pa (to be confirmed), for the current term.

Buildings Insurance - £731.40 pa for the current term

VAT - not elected for VAT



## Viewing & Further Information

**James West**

02392 377800 | 07415438230

James@hi-m.co.uk

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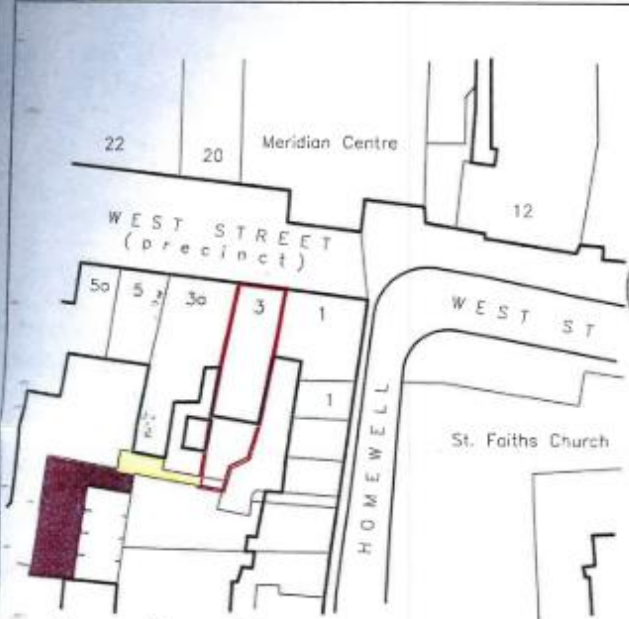
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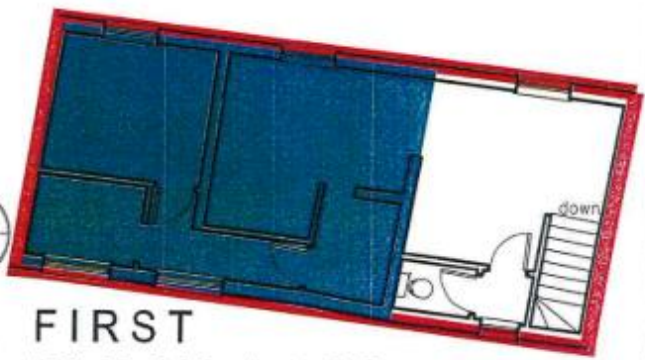




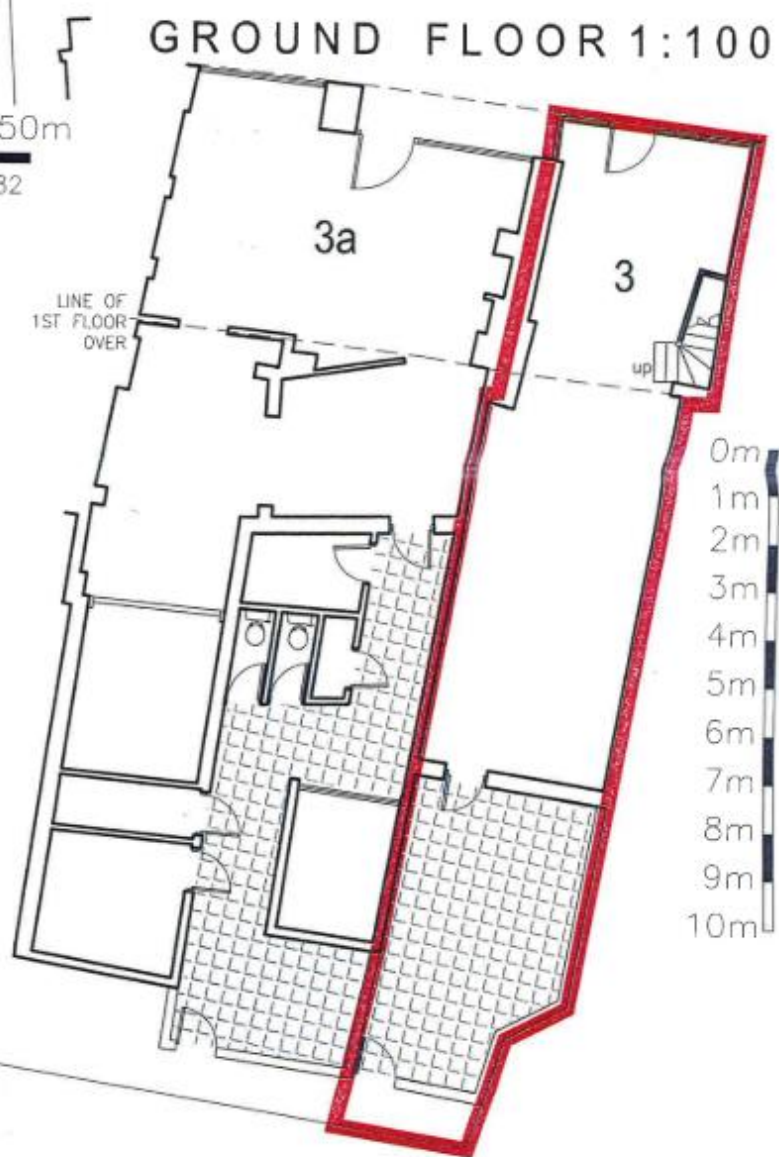
0m 10m 20m 30m 40m 50m

K.A.D. Licensed O.S. No. 100047482

**LOCATION PLAN**  
1:500



**FIRST FLOOR 1:100**



**GROUND FLOOR 1:100**

0m  
1m  
2m  
3m  
4m  
5m  
6m  
7m  
8m  
9m  
10m

|     |          |    |      |
|-----|----------|----|------|
| Rev | Revision | By | Date |
|     |          |    |      |

**K NIGHT ARCHITECTURAL DESIGN**

Ian Knight  
K.A.D.  
181 Kathleen Road  
Sholing  
Southampton  
SO19 8GX  
m: 07801 34 64 79  
t: 023 80 420 938  
e: ian.kad@btopenworld.net

Project  
**3 & 3a WEST STREET HAVANT**

Drawing  
**EXISTING PLANS**

Scale  
**1:100&500@A3**

Date  
**MAY 08**

| Project no. | Sequential | Blk/Floor | Detail | Rev |
|-------------|------------|-----------|--------|-----|
| KAD         | 01         | A         | GL     | A   |

