



## 43 Greywell Road, Havant, PO9 5AH

### OPEN PLAN RETAIL UNIT

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	539 sq ft / 50.07 sq m
<b>Rent</b>	£9,000 per annum
<b>Service Charge</b>	£906 per annum
<b>Rateable Value</b>	£5,300
<b>EPC Rating</b>	C (64)

#### Key Points

- May Qualify for SBBR
- Flexible Terms
- Rear Access
- Open Plan Sales Area
- Extensive Parking In Surrounding Area



## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	539	50.07	Available
<b>Total</b>	<b>539</b>	<b>50.07</b>	

## Description

This unit occupies an excellent position opposite New Look, Superdrug and Iceland and offers an open plan sales area on a single level with rear access.

## Location

Greywell Shopping Centre is an established district shopping complex with a majority of national multiple occupiers including Tesco, New Look, Farmfoods, 99p Stores, 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.

## Specification

- Suspended ceiling
- Cat II lighting
- WC with wash hand basin
- Kitchen area
- Security shutter
- Rear Yard

## Terms

£9,000 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.

## Business Rates

Rateable value: £5,300.

\*Small Business Rates Relief of 100% is available for ratepayers occupying a single property with a rateable value up to and including £12,000 from 1 April 2017.

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

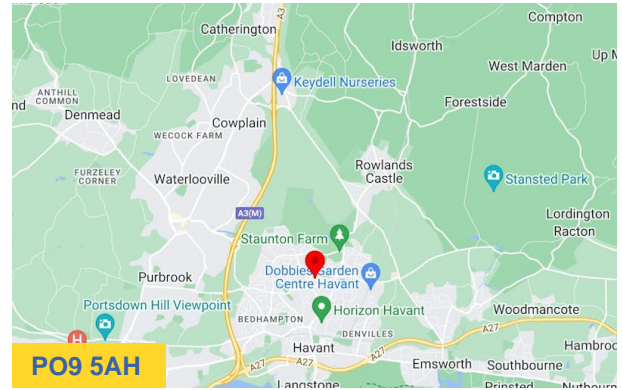
## Other Costs

A service charge of £906 pa is payable in respect of maintenance and repair of the Centre.

Building insurance £320 pa for the current term.

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.



## Viewing & Further Information

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