



WITHOUT PREJUDICE



Unit C5, Cairo Place, Havant, PO9 1QN

Rare Freehold Investment Available

Summary

Tenure	For Sale
Available Size	3,891 sq ft / 361.49 sq m
Price	£550,000
EPC Rating	C (75)

Key Points

- 7 Allocated Parking Spaces
- Air Conditioning
- Modern Unit
- Established Position
- Excellent Transport Communications (A27)



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Description

The property has 2 floors, rented to individual tenants. Both floors consist of office with ancillary storage, toilets, a kitchenette, and partitioned meeting rooms. The ground floor has benefit of the rear loading area, in addition.

The property has 7 parking spaces on the estate, with rear loading area.

Location

Unit C5 is situated within Havant a town forming part of the south coast conurbation between Southampton and Portsmouth. Nearby occupiers include Kahrs, IVL Leasing, Compass Contract Hire and Motorent. The property benefits from excellent transport communications with the property in easy access of A27 providing access to the national motorway network. Havant train station is situated 1.7 miles away by car.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	1,946	180.79	Available
1st	1,945	180.70	Available
Total	3,891	361.49	

Terms

Freehold available at a price of £550,000, subject to the following leases, ground floor let to Bollscar Builders Limited who took a 5 year lease with no break or rent review from March 2023; and the first floor let to Keel Marine Limited on a 10 year lease, with a break and rent review in 2027. The equated rent comes to £37,000 per annum.

Business Rates

Ground floor - £20,000

First Floor - £16,500

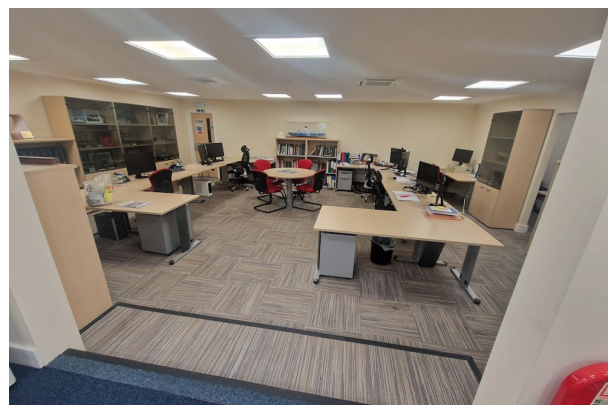
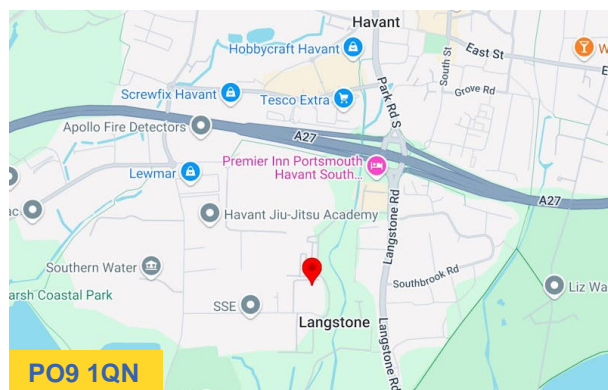
Source: VOA

You are advised to make your own enquiries with the local council on these figures and possible fees.

Other Costs

Legal Costs - Each party to be responsible for their own legal costs.

VAT - The property is elected for VAT



Viewing & Further Information

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