








224G Havant Road, Drayton
Portsmouth PO6 1PA

TO LET | Sales Area 50.83 sq. m. (547 sq. ft.)





Summary

-  Sales Area 50.83 sq. m. (547 sq. ft.)
-  Basement storage
-  New lease
-  Allocated car parking at rear
-  100% Small Business Rates Relief (subject to eligibility)

Description

The property, which is located within a densely populated area, comprises a ground floor retail shop with basement store, which can be accessed by an internal staircase or via the door at the rear, where there is also a parking space.

The property sits within a popular parade on the south side of Havant Road which has a variety of occupiers.

Rent

£16,000 per annum exclusive of rates, VAT & all other outgoings.

Tenure

Available on a new full repairing and insuring lease for a term to be agreed.

Rateable Value

Shop and premises - £10,000

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

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to NIA as follows:

Floor	Sq. m	Sq. ft
Ground Floor Sales Area	50.83	547
Lower Ground Floor	15.74	169
Total:	66.57	716

EPC Rating

B39

Location

Drayton is a popular residential suburb located approximately 4 miles north of Portsmouth city centre.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax.

Viewing

Strictly by appointment with the sole agents Hellier Langston.

Code of Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, 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.

Anti-Money Laundering

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.



Schedule an appointment

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