

QUALIFIES FOR SBR RELIEF*

31 Market Parade, Havant, PO9 1PY
Ground floor lock up shop

Summary

| | |
|----------------|----------------------------------|
| Tenure | To Let |
| Available Size | 702 sq ft / 65.22 sq m |
| Rent | £10,400 per annum |
| Service Charge | £389.98 per annum BI: £365.72 |
| Rateable Value | £6,500 |
| EPC Rating | D (98) |

Key Points

- Close to train station
- New lease available
- Rear Storage
- Prominent retail location
- Allocated parking

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Description

The property comprises of a terrace, ground floor lock-up shop that lends itself to multiple uses (STP).

Internally, the unit benefits from having an open plan sales area, rear store, WC and kitchenette, externally there is allocated parking.

Location

Market Parade is situated in the heart of Havant Town Centre, a short distance from the Meridian Centre that incorporates many national retailers. The subject premises are situated on the western side of Market Parade at the entrance to the pedestrianised area, and located outside of Havant Train Station.

Market Parade is accessed from Elm Lane which leads to Park Road north & south which leads southwards towards the A27, eastwards to Chichester and westwards to the M27 (the motorway network towards Southampton, Portsmouth and London)

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|---------------------|------------|--------------|--------------|
| Unit | 637 | 59.18 | Available |
| Ancillary - Storage | 65 | 6.04 | Available |
| Total | 702 | 65.22 | |

Specification

- Shutter
- x1 allocated parking space
- WC + Basin, and Kitchenette
- Filament lighting
- Concrete floor
- Suspended ceiling
- Alarm system
- 3-phase electric

Terms

Available on a new Full Repairing Insuring Lease for a term to be agreed at a commencing rent of £10,400 per annum exclusive.

Business rates

Rateable Value £6,500 - * The premises may benefit from Small Business Rates Relief.

You are advised to make your own enquiries in this regard to the Local Authority before making a commitment to lease.

Additional Costs

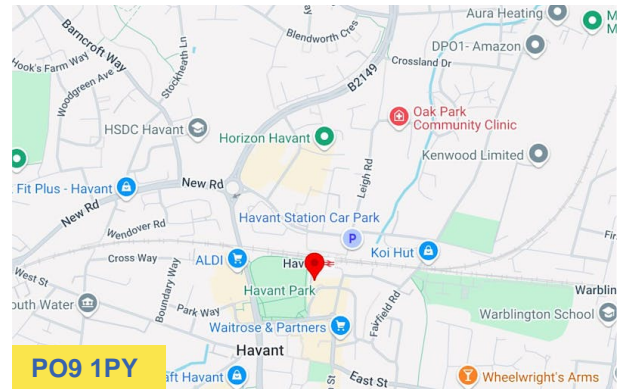
Service charge - £390.71 pa for the current term (Apr 24' to March 25').

Building Insurance - £365.72 pa for the current term (Aug 24' to Aug 25').

Ground Rent - £50 pa.

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

VAT - Unless otherwise stated rents will be exclusive of VAT. It is understood that the property is not elected for VAT.



Viewing & Further Information

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