



1 Harbour Court, 29 High Street  
Emsworth, Hampshire, PO10 7AG

FOR SALE | 25.23 sq. m. (271 sq. ft.) | RETAIL INVESTMENT IN COASTAL TOWN

**HELLIER  
LANGSTON**



## Key Features

- Unbroken term until 13 July 2029
- Current rent £10,000 per annum with rent review 14 July 2026
- Located within an attractive and popular coastal town
- Net sales area 228 sq. ft.
- Long leasehold - 980 years remaining (peppercorn rent)
- Plus share of Freehold (1st floor flat sold off - 999 years)
- Gross Initial Yield 6.25%

## Description

The property comprises a ground floor retail unit forming part of Harbour Court, a mixed use two storey development understood to have been constructed in 2006. Internally the property consists of a regular shaped sales area, fully carpeted with plasterboard ceiling and ceiling mounted lighting, plus rear store room, WC and fire exit.

## Accommodation

The property has been measured and has the following Net Internal Areas:

Areas	Sq. m	Sq. ft
Sales Area	21.22	228
Stores	4.01	43
<b>Total</b>	<b>25.23</b>	<b>271</b>

## Tenure

Long Leasehold interest originally granted for a term of 999 years from 06 March 2006, expiring 05 February 3005 (980 years remaining), subject to peppercorn ground rent.

Also a share of the Freehold interest with first floor flat sold off by way of 999 lease.

Long Leasehold Title no. SH21387  
Freehold Title no. SH34928

## Price

£160,000 exc VAT

## Schedule an appointment

[www.hlp.co.uk](http://www.hlp.co.uk)  
T: 01329 220 111  
E: [fareham@hlp.co.uk](mailto:fareham@hlp.co.uk)

## Underlease

The long leasehold benefits from an underlease dated 14th July 2021 between Meonpool Limited as Landlord and two private individuals as Tenant with passing rent of £10,000 per annum exclusive of all other outgoings. The lease, which is outside The Landlord & Tenant Act 1954, Part II, is for a term of 5 years, expiring 13th July 2026. However, a reversionary lease of a further 3 years, from expiry, has been granted with a day 1 rent review (capped at £10,500 pa).

## Location

Emsworth is a busy town in Hampshire, situated close to its border with West Sussex. It is conveniently located along the A27 south coast trunk road and lies approximately eight miles to the east of Portsmouth and 11 miles west of Chichester. The town has a mix of long standing independent and national occupiers with an excellent supply of amenities in the form of cafes, pubs and restaurants.

Emsworth as a town centre continues to perform well with high occupancy rates, strong take-up and rental appreciation.

## Rateable Value

Shop and premises £5,600

Source: [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

## EPC Rating

Rating - B49.

## Legal Costs

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

## Viewing

Strictly by appointment with sole agents Hellier Langston.

## VAT

All prices are exclusive of VAT. It is understood the property is elected for VAT.

## 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.



## Contact our agency team

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