



**47 Greywell Road, Havant, PO9 5AH**  
Ground Floor Lock Up Shop

### Summary

Tenure	To Let
Available Size	579 sq ft / 53.79 sq m
Rent	£9,000 per annum
Service Charge	£966 per annum BI: £353 pa
Rateable Value	£5,400
EPC Rating	B (38)

### Key Points

- May Qualify for SBBR
- Flexible Terms Considered
- Rear Access
- Former Dry Cleaners
- Extensive Parking In Surrounding Area

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PORTSMOUTH **023 9237 7800**

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## Description

This unit occupies an excellent position opposite New Look, Costa Coffee, Greggs and Iceland and offers an open plan sales area on a single level with rear loading access and fenced yard.

## Location

Greywell Shopping Centre is an established district shopping complex with a majority of national multiple occupiers including Lidl, New Look, Farmfoods, Iceland, Costa Coffee and Greggs. 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.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	579	53.79	Available
<b>Total</b>	<b>579</b>	<b>53.79</b>	

## 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: £5,400.

\*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

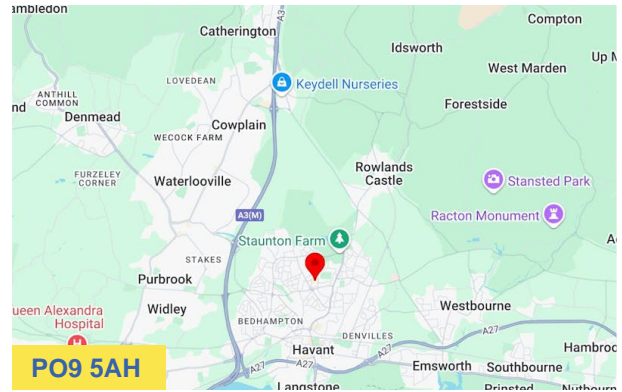
A service charge of £966 pa is payable in respect of maintenance and repair of the Centre.

Building insurance £353 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.

VAT - is applicable



## Viewing & Further Information

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