

TO LET

CLASS E PREMISES

951 SQ FT // 88.3 SQ M

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VAPE SHOP

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KEY
SYSTEMS



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Charity Shop

HAMPSHIRE COMMERCIAL

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HAVANT, HAMPSHIRE PO9 1PG

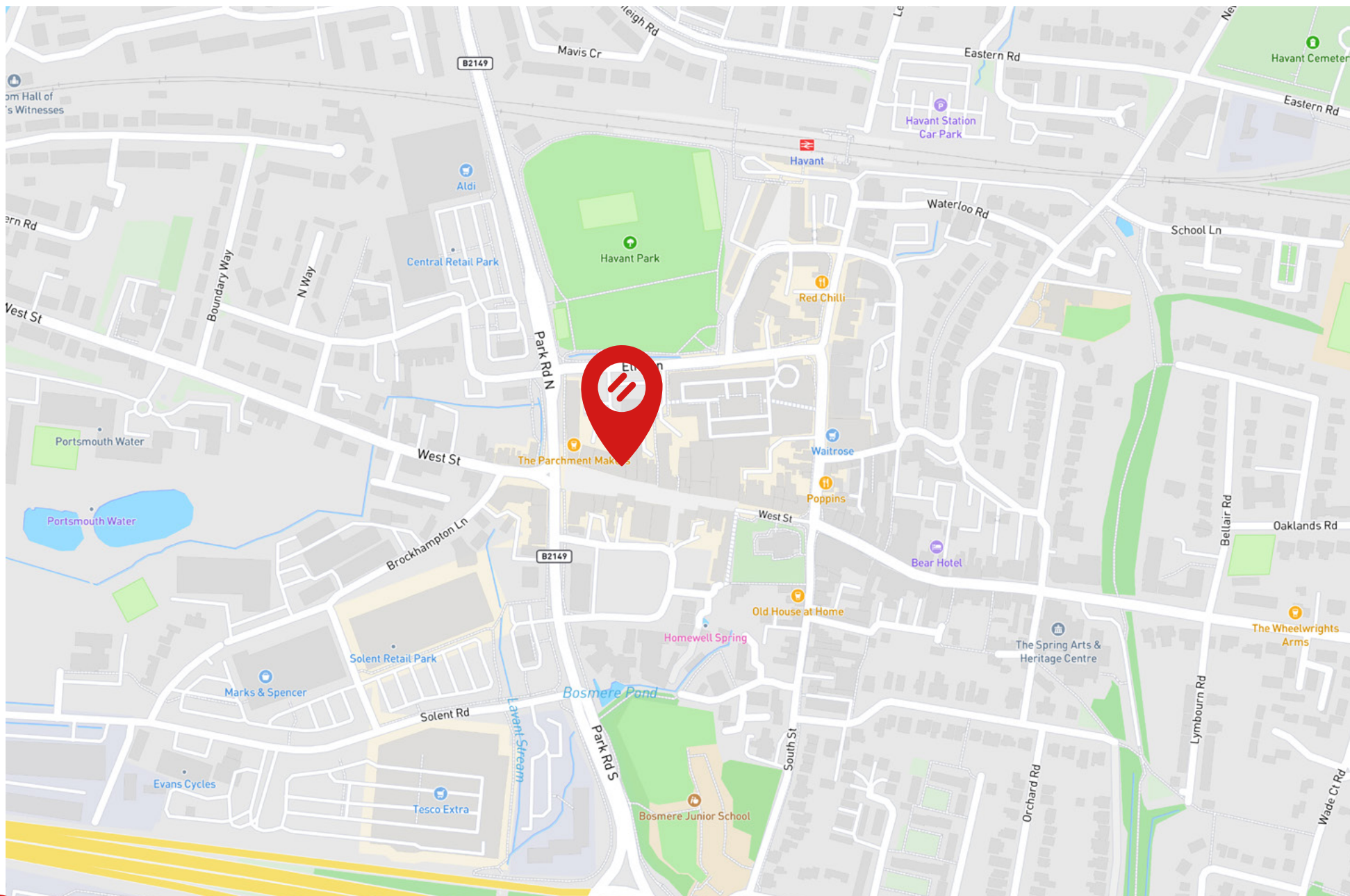
SUMMARY >

- HAVANT TOWN CENTRE
- HIGH FOOTFALL AREA
- SUITABLE FOR A VARIETY OF USES WITHIN CLASS E
- AVAILABLE JULY 2026

QUOTING RENT: £16,500 PER ANNUM EXCL.



54 WEST STREET
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Location

- Located on the busy West Street in Havant town centre
- Pedestrianised precinct
- Nearby parking available in the Meridian Shopping Centre
- Part of the recent development of commercial premises on West Street
- Nearby occupiers include **McDonalds, Subway, Vodafone** and **Greggs** providing a diverse retailing environment that is popular with commercial tenants



Description

- Modern ground floor Class E premises
- Double glazed retail frontage and wooden vinyl flooring
- Utilities currently installed are water and electricity
- WC and kitchenette
- Available July 2026

Accommodation

Approx. Total Net Internal Area 951 sq ft 88.3 sq m

Rent

£16,500 per annum, exclusive of rates, service charge and VAT.

Lease

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation.

Rateable Value

£14,250 (from 1st April 2026)

Rates payable at 38.2p in the £ (year commencing 1st April 2026).

Legal Costs

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

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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