

TO LET

GROUND FLOOR RETAIL UNIT

775 SQ FT // 72.03 SQ M

**100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)**



HAMPSHIRE COMMERCIAL

goadsby

UNIT 7 MARINE PARADE WEST
LEE-ON-THE-SOLENT, HAMPSHIRE PO13 9LL

SUMMARY >

- GROUND FLOOR RETAIL UNIT
- OPPOSITE SEA FRONT AND IN THE TOWN CENTRE
- BUSY LOCATION
- NEW LEASE AVAILABLE

RENT: £17,500 PER ANNUM EXCL.

Shoe Deck
331555
www.shoe-deck.co.uk

MARINE COURT
MANSIONS

The Penguin Cafe
ICE CREAM



C - 62
EPC Rating



Excellent
Transport Links



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Location

- Lee-on-the-Solent is situated on the South Coast approximately 5 miles west of Fareham Town Centre
- Marine Parade West faces the busy sea front, a popular leisure destination for visitors
- Just around the corner is Pier Street, which leads to the High Street and other retailers and service providers in the town centre
- Other occupiers nearby include Tesco Express, Subway, cafés and eateries, estate agents and specialist retailers. There is plenty of on-street parking and public car parking surrounding the property.

Description

- Part of a large 3 storey development with residential above and commercial on the ground floor
- This ground floor retail unit is mostly open plan, facilities include a wc and rear access
- Suitable for a variety of uses within Class E, to include retail, office, medical and leisure. Please note that cafe and food uses will not be permitted

Accommodation

Total Net Internal Area approx. 775 sq ft 72.03 sq m

Shop width 6.31m
Shop depth 12.46m

Rent

£17,500 per annum, exclusive of business rates, VAT, service charge and insurance premium, payable quarterly in advance by standing order.

Lease

The premises are available on a new lease for a term to be agreed with periodic rent reviews.

Service Charge

A service charge will be payable for the upkeep and maintenance of the common parts which the building forms part of. Further details are available through the agent.

Rateable Value

£10,000 (from 1st April 2026)

100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

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.

[goadsby.com](https://www.goadsby.com)

