

# TO LET

## RETAIL PREMISES

587 SQ FT // 54.5 SQ M

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



HAMPSHIRE COMMERCIAL

goadsby

**46 WEST STREET**  
HAVANT, HAMPSHIRE PO9 1PG



## SUMMARY >

- HAVANT TOWN CENTRE
- HIGH FOOTFALL
- SUITABLE FOR A VARIETY OF USES WITHIN CLASS E
- AVAILABLE BY WAY OF A NEW LEASE

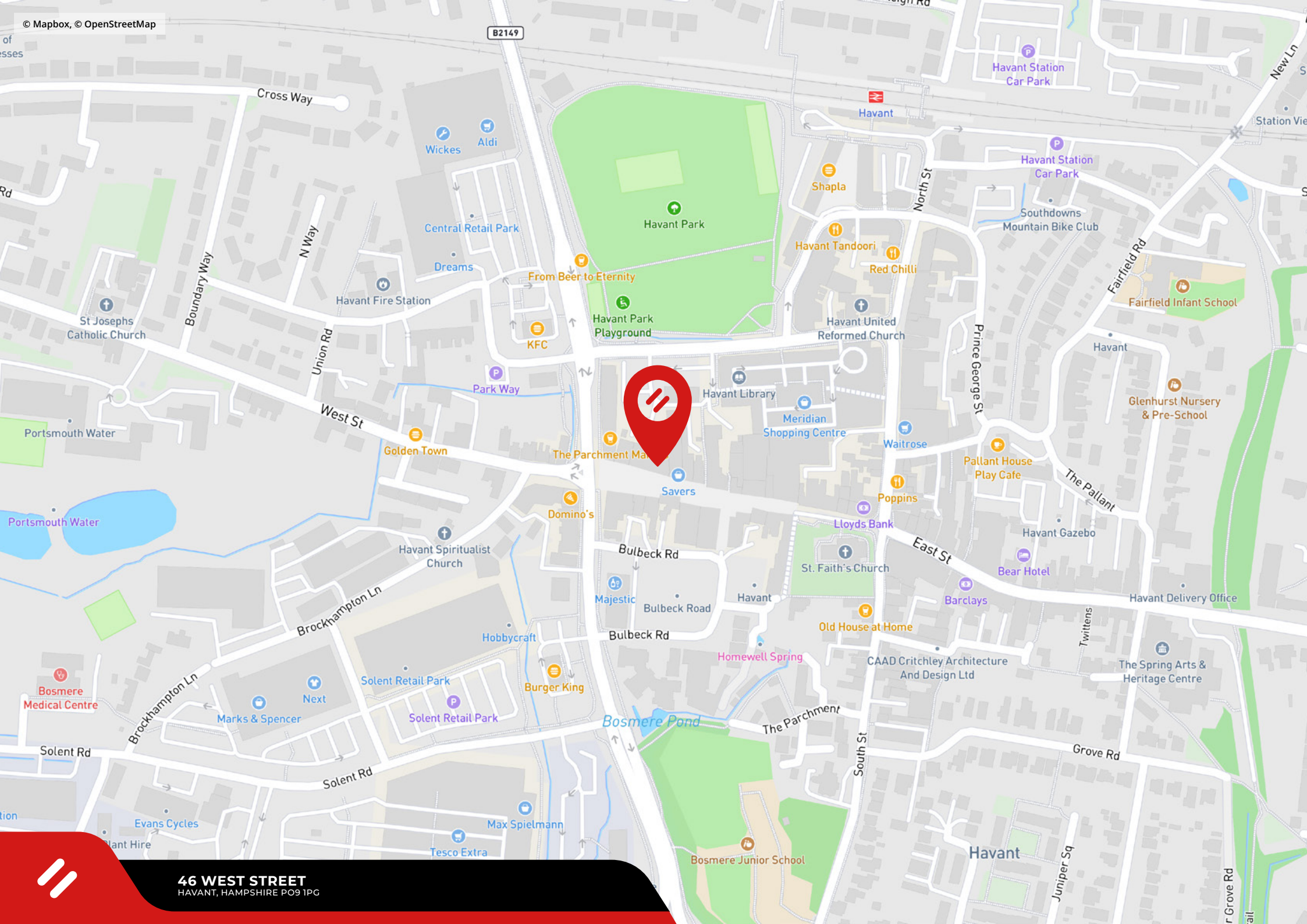
RENT: £15,000 PER ANNUM EXCL.



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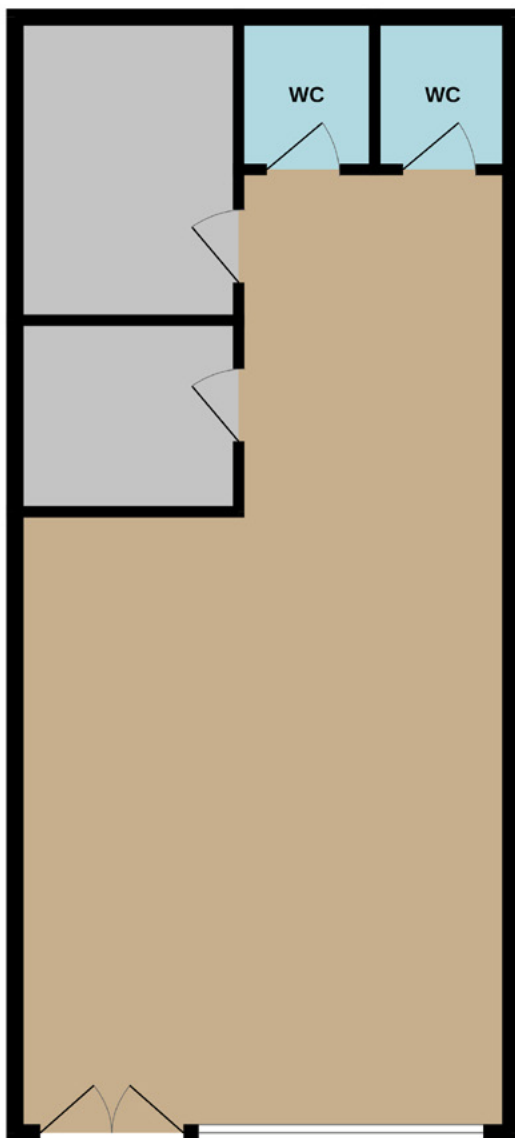






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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Location

- Located in the busy West Street of Havant town centre
- Pedestrian only street
- 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
- Kitchenette and 2 x WC with hand wash basin
- Glass retail frontage and wooden vinyl flooring
- Utilities currently installed are water and electricity

## Accommodation

Total Net Internal Area                      587 sq ft                      54.5 sq m

## Rent

**£15,000 per annum, exclusive.**

## 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

£10,250 (from 1<sup>st</sup> April 2023)  
100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

Rates payable at 49.9p in the £ (year commencing 1<sup>st</sup> April 2025).



## 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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