

TO LET

Commercial Premises

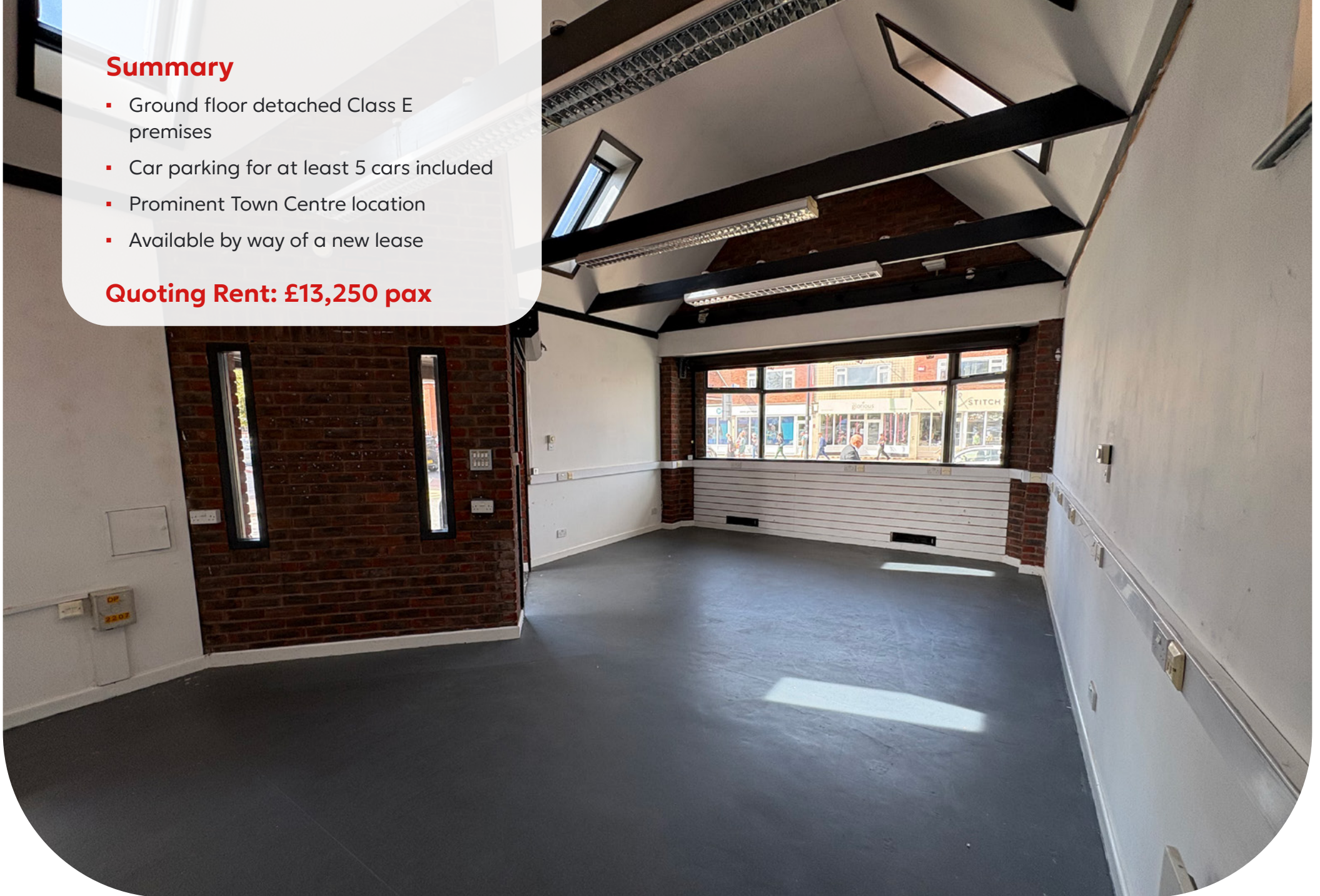
592 SQ FT // 55 SQ M

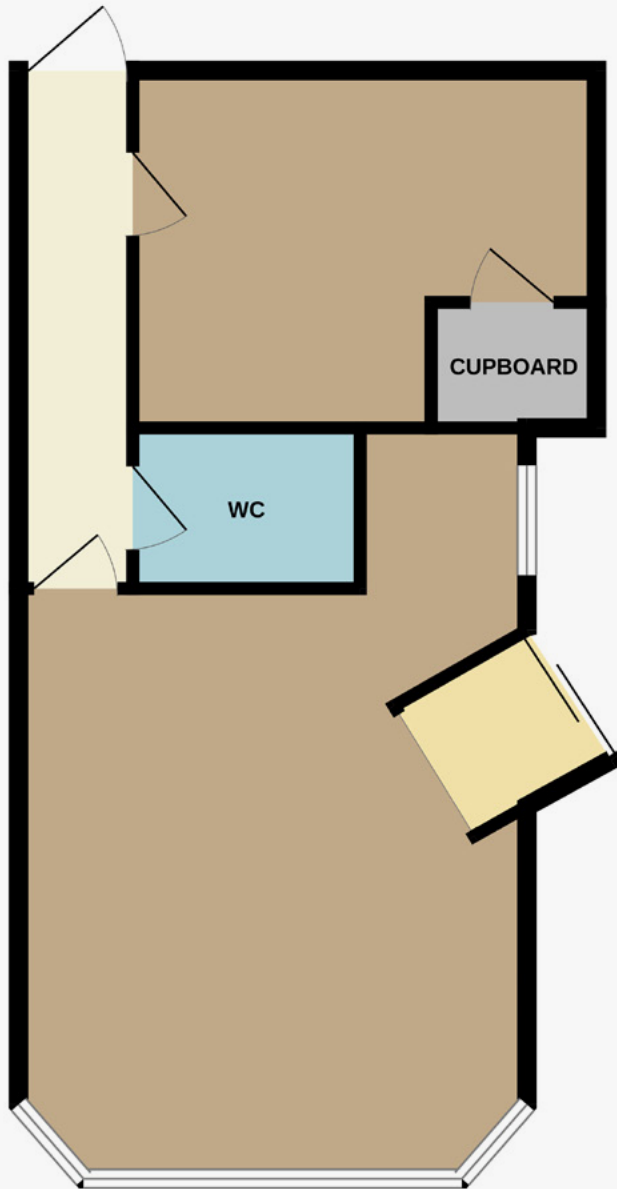
BULBECK ROAD
Leading to
Homewell
& Springwell

Summary

- Ground floor detached Class E premises
- Car parking for at least 5 cars included
- Prominent Town Centre location
- Available by way of a new lease

Quoting Rent: £13,250 pax





Location

- Located in Havant Town Centre, close to the pedestrianised West Street and next to McDonalds
- Excellent visibility on Park Road South, one of the main routes into Havant
- 5 Minute walk from Havant train station
- Excellent connectivity to the A27, leading to the M27 and the A3

Nearby Occupiers

MARKS &
SPENCER

halfords



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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Description

- This property is detached and has a characterful design
- Brick construction and a pitched tiled roof
- The property comprises an open plan office/retail area to the front and separate office/store to the rear
- 5+ space car park, via a gated area right next to the property
- Rear access / fire escape directly to the car park
- WC and wash hand basin
- Feature main entrance is on the Bulbeck Road side of the premises with secure folding doors



Accommodation

	sq m	sq ft
Approximate Net Internal Area	55	592



Terms

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rental of **£13,250 per annum**, exclusive of all other outgoings.

Rateable Value

£6,000 (1st April 2026)

Rate payable at 38.2p in the £ (Year commencing 1st April 2026)

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

For verification purposes and phasing/transitional relief (if appropriate) interested parties are advised to make their own enquiries on www.voa.gov.uk.

EPC Rating

E - 122

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.

Viewings

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](#).

IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting 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 or tenant once terms have been agreed.

FINANCIALS

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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Offices in Dorset and Hampshire.

goadsby.com