



HAMPSHIRE COMMERCIAL

TO LET

**Double Fronted
Commercial Unit**

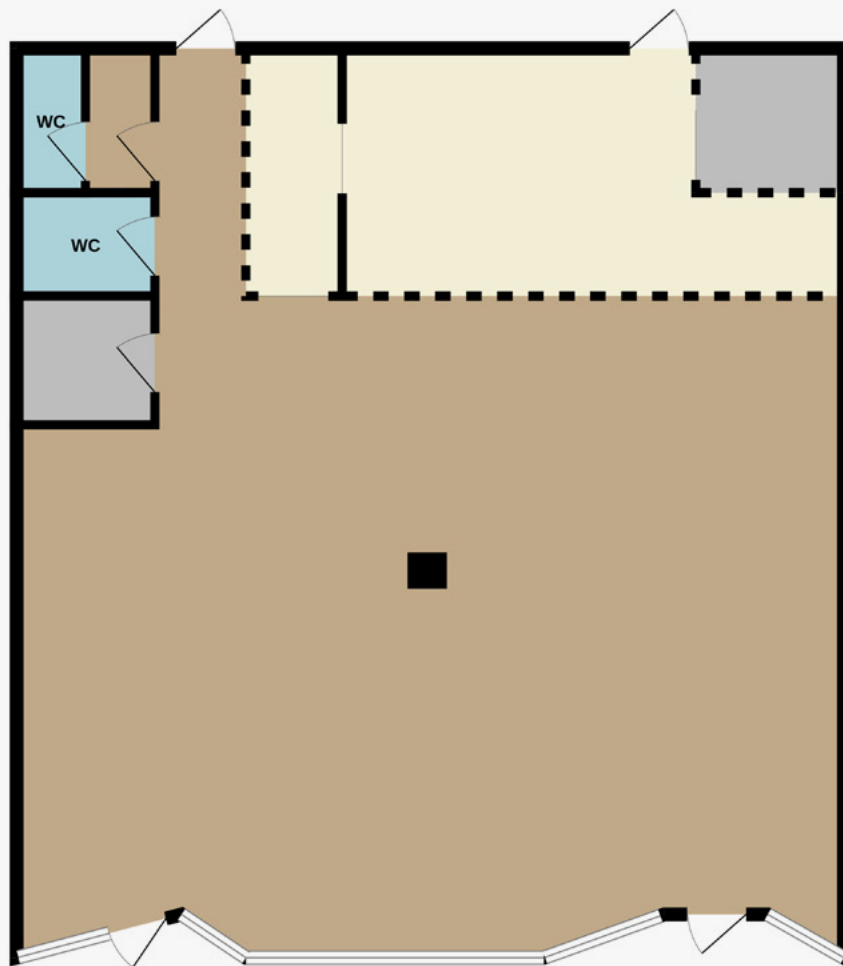
1,294 SQ FT // 120.2 SQ M

Summary

- Ground floor Class E premises
- Located within an established retail parade
- Prominent town centre location
- Double shutters
- 2 parking spaces
- Available by way of a new lease

Quoting Rent: £16,500 pax





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 town centre of Havant, on Market Parade which consists of a number of local and national retailers
- High footfall area
- Market Parade is a continuous terrace of 2 and 3 storey buildings with a combination of residential and office uses upstairs, with commercial on the ground floor
- A number of public car parks are available nearby, including the Meridian shopping centre and the on-street parking on Market Parade
- 1 Minute walk from Havant train station
- Excellent connectivity to both the A27, leading to the M27 and the A3

Nearby Occupiers



Description

- Ground Floor Commercial unit recently used as a diner style restaurant
- Double Unit offering mostly open plan retail/seating space with partitioned kitchen
- Extraction system in situ (this has not been tested and is available as seen)
- Class E premises, which would be suitable for retail, restaurant, office, medical and leisure uses
- Electric shutters to frontage
- 10.76m glass frontage
- Rear access / fire escape directly to the car park at rear
- 2 x WC
- 2 spaces available in rear car park



Accommodation

Total Net Internal Area

sq m sq ft

120.2 1,294



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 **£16,500 per annum**, exclusive of all other outgoings.

Rateable Value

£14,000 (1st April 2026)

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

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.

Service Charge

Tenant to pay a proportion of the service charge towards to upkeep and maintenance of the building and common parts, details upon request.

EPC Rating

C - 62

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