



TO LET

Ground Floor
Class E Premises

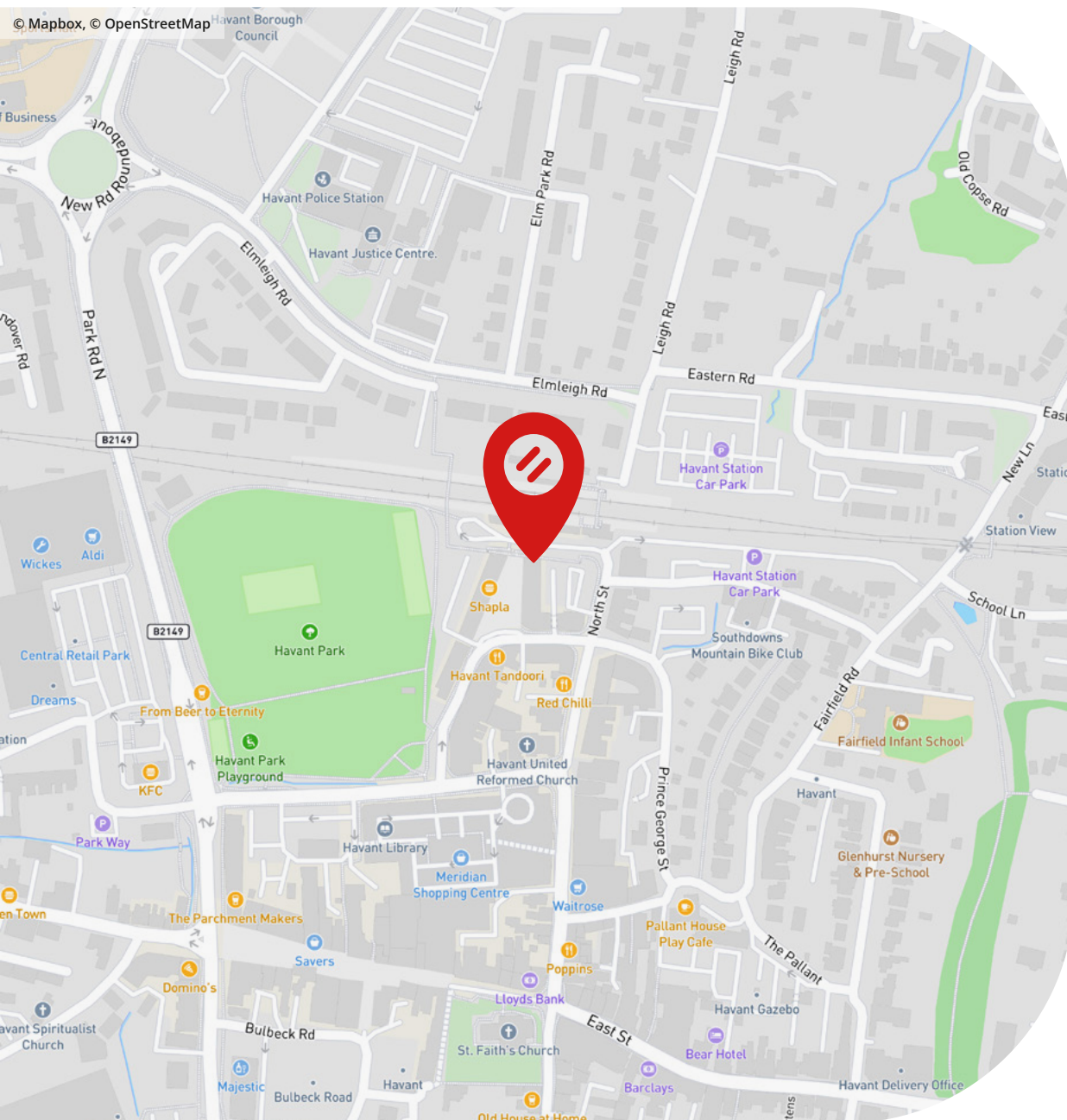
827 SQ FT // 76.81 SQ M

Summary

- Ground floor Class E premises
- Prominent town centre location
- Electric security shutters
- 1 Parking space
- Available by way of a new lease

Quoting Rent: £9,250 pax





Location

- Located in the town centre of Havant, in Market Parade which consists of a number of local and national retailers
- 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 Star and Meridian Shopping Centre along with on-street parking at Market Parade
- 1 Minute walk from Havant train station
- Excellent connectivity to both the A27, leading to the M27 and the A3

Nearby Occupiers



Iceland



Hays Travel

>> LOCATION MAP

>> STREET VIEW

>> WHAT3WORDS

Description

- End of terrace ground floor commercial premises
- Suitable for uses within Class E, including retail, office, medical and leisure
- 1 Parking space to the rear of the property
- Kitchenette and WC with wash hand basin
- LED lighting and suspended ceilings throughout
- 5.2 metre glass frontage
- Internal partitions could be removed to provide open plan space

Accommodation

	sq m	sq ft
Total Net Internal Area	76.81	827



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 **£9,250 per annum**, exclusive of all other outgoings.

Rateable Value

£7,600 (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.

EPC Rating

C - 70

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.



Amy Baker 07771 977221

amy.baker@goadsby.com

Thomas Siddall 07990 788485

thomas.siddall@goadsby.com

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.



Commercial Property. **Expertly Delivered.**

- Building Consultancy
- Property Management
- Business Space
- Hotels & Leisure
- Business Transfer
- Retail
- Investments
- Planning
- Land/Development
- Survey & Valuation

BUSINESS SPACE
tel. 01202 550055

RETAIL
tel. 01202 550066

PROPERTY MANAGEMENT
tel. 01202 550011

HOTELS & LEISURE
tel. 01202 550077

SURVEY & VALUATION
tel. 01202 550088

BUILDING CONSULTANCY
tel. 01202 550022

PLANNING
tel. 01202 550033

BUSINESS TRANSFER
tel. 01202 550099

HAMPSHIRE
tel. 01962 869667

Offices in Dorset and Hampshire.

goadsby.com