goadsby

35 Market Parade
Havant, Hampshire PO9 1PY

HAMPSHIRE COMMERCIAL



TO LET

Ground Floor Class E Premises

827 SQ FT // 76.81 SQ M

ref: WA.405243

023 9229 2693 goadsby.com

Summary

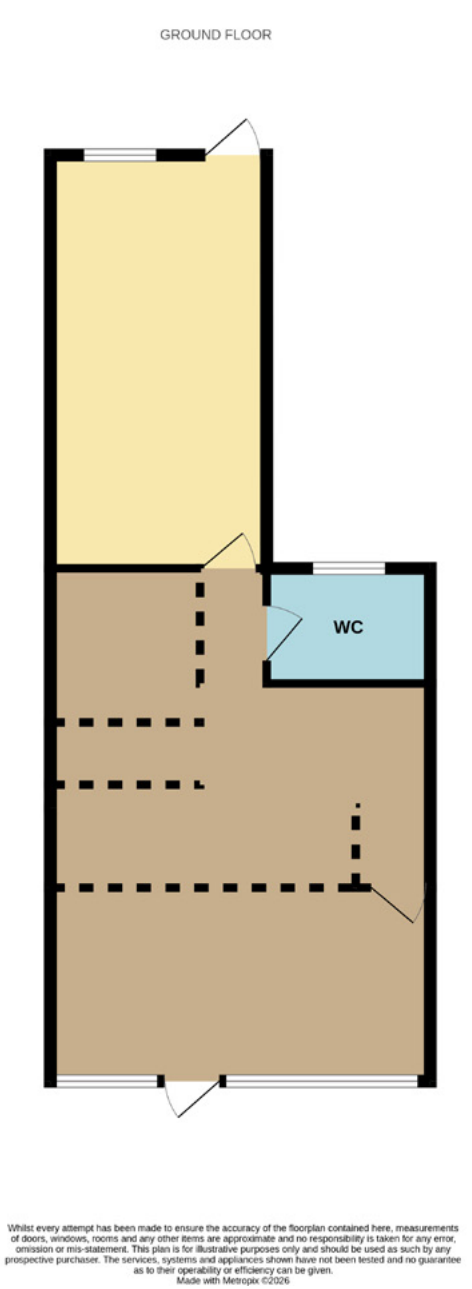
- Ground floor Class E premises
- Prominent town centre location
- Electric security shutters
- 1 Parking space
- Available by way of a new lease

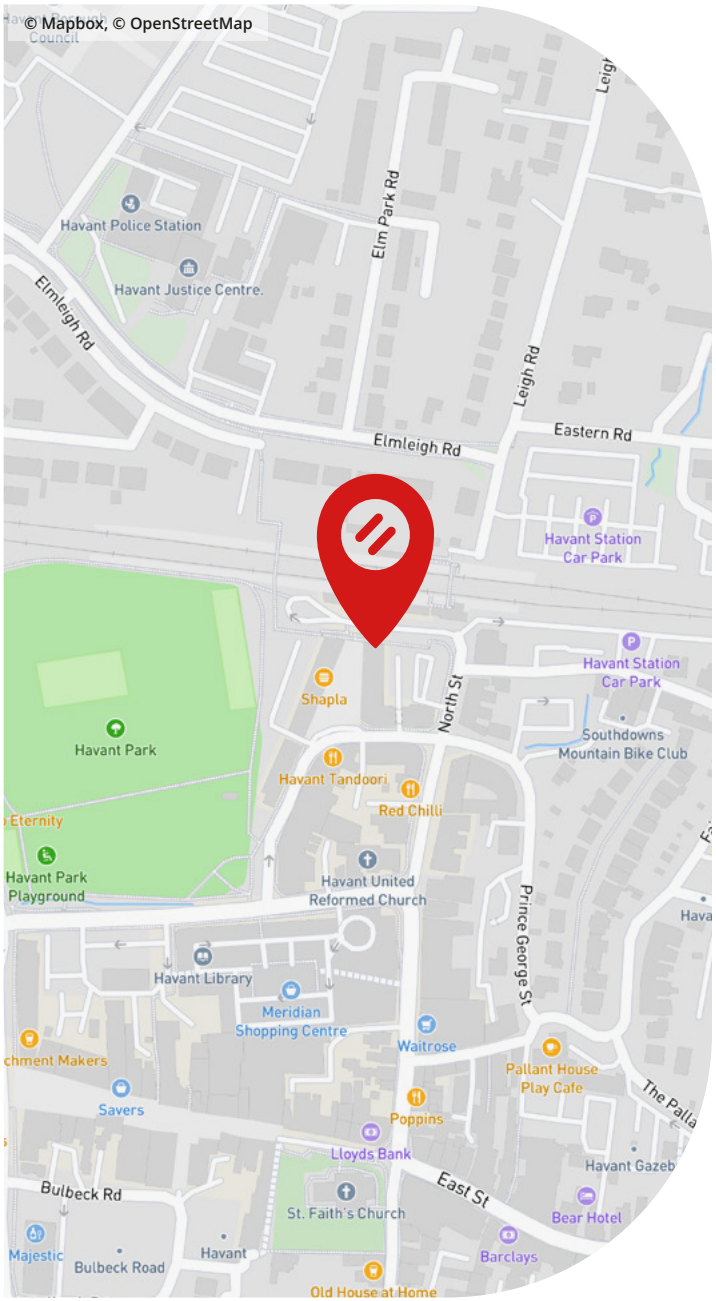
Quoting Rent: £9,250 pax



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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

Pizza Hut · Iceland · POST OFFICE · Hays Travel

>> LOCATION MAP

>> STREET VIEW

>> WHAT3WORDS

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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.

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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.

goadsby
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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.

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