



66 WEST STREET, HAVANT, PO9 1LN

OFFICE / RETAIL TO LET / FOR SALE

1,369 SQ FT (127.18 SQ M)



Summary

Three Storey Office / Retail Premises TO LET / FOR SALE

Available Size	1,369 sq ft
Rent	£16,500 per annum
Price	£225,000
Rateable Value	£11,000 Based on April 2023 valuation
EPC Rating	C

- Prominent location
- Close to Havant Town Centre
- 0.4 miles from Havant Train Station
- Kitchenette
- WC's
- Mix of open plan and cellular offices



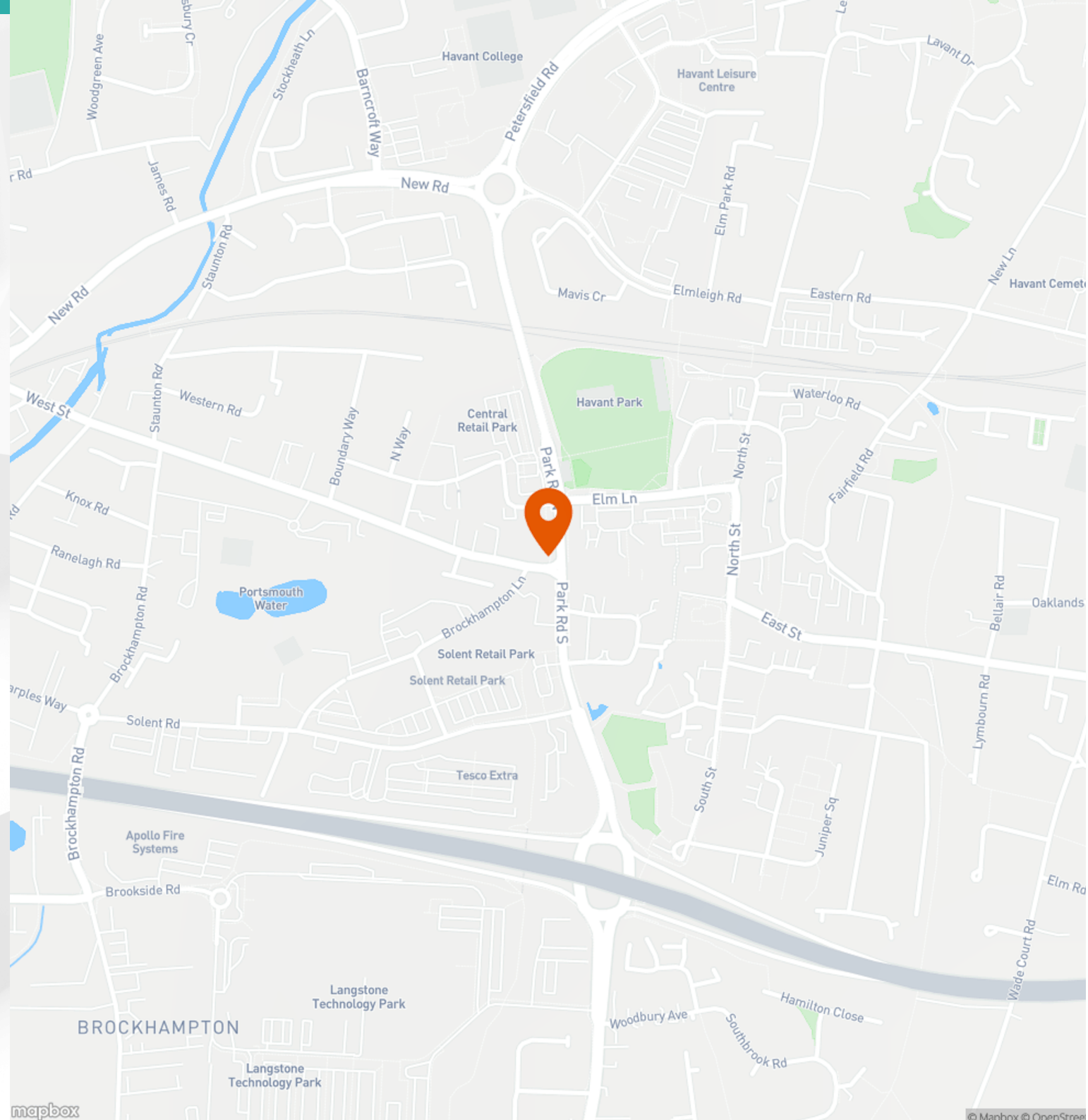
Location



**66 West Street, Havant, PO9
1LN**

The property is prominently located on the corner of West Street and Park Road South. Park Road South being an arterial route into Havant Town Centre, but also providing quick access to the A27 and M27.

The property benefits from being just 0.4 miles walk from Havant Train Station, a main line station providing direct access to London within 1.5 hours.





Further Details

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	461	42.83	Available
1st	564	52.40	Available
2nd	344	31.96	Available
Total	1,369	127.19	

Description

The property comprises a three storey office/retail property of brick and clay tile construction with large hardwood double glazing to the ground floor, hardwood sash double glazing to the first floor and velux windows within the roof of the second floor.

The ground floor is open plan accommodation and is currently being used as office space, with a suspended ceiling and fitted carpet. There is an under the stairs storage cupboard.

The first floor has been split into cellular offices, two WC.'s and a kitchenette.

The second floor within the roof space comprises a large open plan room and an individual office.

All three floors benefit from gas fired central heating.

Viewings

Strictly by appointment through the sole agent.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.







Enquiries & Viewings



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