



## 32 East Street, Havant, PO9 1AQ

Prominent Retail Unit - To Let

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	83.40 sq m / 897.71 sq ft
<b>Rent</b>	£14,000 per annum
<b>Service Charge</b>	Details Available on Request.
<b>Rateable Value</b>	£5,700 *You may be able to qualify for 100% rate relief. Contact the VOA for further details.

### Key Points

- To Let
- Prominent Position
- Range of Uses Considered
- Ancillary Kitchen and Toilet
- STP
- Potential 100% Business Rate Relief
- Recent Fit Out

## Description

The property comprises a ground floor shop currently occupied by a beauty salon. The premises has a primary sales area to the front with partitioning to the rear providing ancillary store/ office accomidation. The unit benefits from kitchen and toilet facilities.

## Location

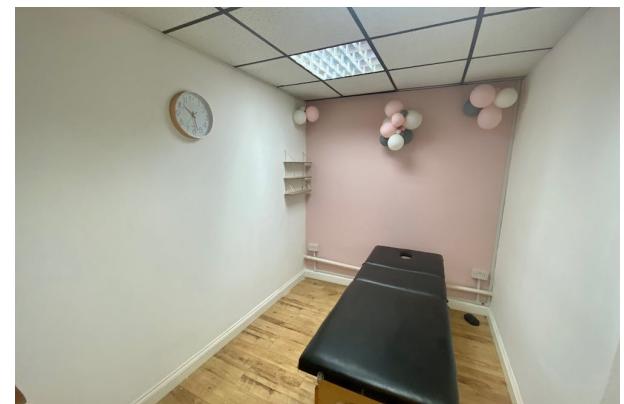
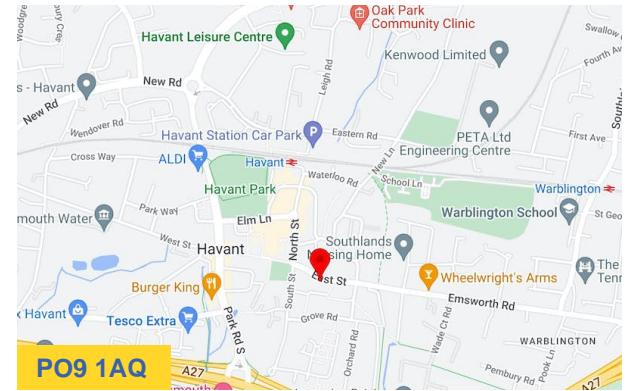
The property is located in Havant a large town situated just off the M27 forming part of the south coast conurbation between the ports and commercial hubs of Portsmouth and Southampton. Havant benefits from excellent transport communications with the motorway and Havant train station (with a direct line to London Waterloo) a short distance away by car and on foot respectivley.

The premises is positioned in a prominent position along East Street with nearby occupiers including Barclays Bank, Morgan & Mason, Bear Hotel and Cubitt & West.

## Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground	858.74	79.78	Available
<b>Total</b>	<b>858.74</b>	<b>79.78</b>	



## Viewings

Strictly by prior appointment with sole agents Holloway Iliffe and Mitchell - 023 9237 7800.

## Terms

The property is available to let on terms to be agreed at a commencing rental of £14,000 pax.

## Viewing & Further Information

### Nick Holtby

023 9237 7800 | 07508 453056  
nick@hi-m.co.uk

More properties like this at [www.hi-m.co.uk](http://www.hi-m.co.uk)

**023 9237 7800**  
  
**hi-m.co.uk**

For the Lessors or Vendors of this instruction, whose Agents they are, give notice that: These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property. Unless stated, all prices and rents are quoted exclusive of VAT. Generated on 27/07/2022