

***MAY QUALIFY FOR SBR RELIEF**



Ground Floor, 17 Mengham Road, Hayling Island, PO11 9BG
Prominent Retail Unit Within Busy Local Parade

Summary

Tenure	To Let
Available Size	721 sq ft / 66.98 sq m
Rent	£15,000 per annum
Rateable Value	£7,400
EPC Rating	C (73)

Key Points

- Prominent retail location
- EPC - C
- Rear loading
- Various uses considered (STP)

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Description

The semi-detached property comprises a ground floor retail shop front, rear sorting with tea point and WC, formerly occupied by Cards 4 Occasions. To the rear is a large yard for loading.

There is pedestrian parking along the main road.

Location

The property is located amongst National and Local retailers in a central position in Hayling Island’s prime shopping area. The property is on the northern side of Mengham Road.

The A27 is approximately 4.5 miles to the north via Church Road and the A3023, from the A27 there is full access to the motorway network.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	721	66.98	Available
Total	721	66.98	

Terms

Available on a new full repairing and insuring lease for a term to be agreed at a rent of £15,000 pax

Business Rates

Rateable value: £7,400 - source VOA.

* The premises may benefit from Small Business Rates Relief.

You are advised to make your own enquiries in this regard to the Local Authority before making a commitment to lease.

Other Costs

Building insurance is payable - £185.82 for the current policy year ending Nov 26'.

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

Unless stated, all prices and rents are quoted exclusive of VAT.

VAT - is NOT applicable.



Viewing & Further Information

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