

**7D West Street, Havant, PO9 1EH**  
Corner Plot Retail Unit Available

### Summary

Tenure	To Let
Available Size	691 sq ft / 64.20 sq m
Rent	£12,500 per annum
Rateable Value	£11,500
EPC Rating	C (51)

### Key Points

- Corner plot
- Just Off High-Street Pitch
- Multiple uses considered (STP)
- Class E Use
- Rear Loading

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## Description

7D West Street is a ground floor retail space set within the Havant pedestrianised Shopping Precinct. The ground floor shop benefits from having a fully glazed return frontage, an open plan sales area, with W/C and storage at the rear.

The property can be open plan.

## Location

The property is located within the pedestrianised Precinct of West Street with Boots, Halifax, Vodafone and Superdrug in close proximity and is also close to the entrance of the Meridian Centre. Situated to the rear of the subject premises is Bulbeck Road which has a Public Car Park conveniently located.

Havant is strategically located on the A27 / M27 / A3 and forms part of the extensive M27 / Solent corridor, providing easy access to Portsmouth, Southampton and London. Havant also benefits from a mainline railway station with direct trains to London.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	691	64.20	Available
<b>Total</b>	<b>691</b>	<b>64.20</b>	

## Terms

Available on a full repairing insuring lease for a term to be agreed at a rent of £12,500 per annum.

## Business Rates

Rateable Value £11,500.

\*Small Business Rates Relief of 100% is available for ratepayers occupying a single property with a rateable value up to and including £12,000 from 1 April 2017.

You are advised to confirm the rates payable with the local council before making a commitment.

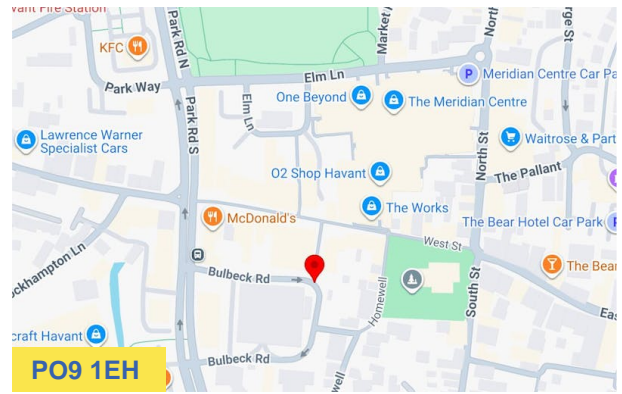
## Other Costs

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

Buildings Insurance £620 for the current policy year.

Unless otherwise stated all prices may be subject to VAT.

VAT - Elected



## Viewing & Further Information

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