

***MAY QUALIFY FOR SBRR**



7a West Street, Havant, PO9 1EH

Prime Retail Unit with Havant Town Centre Pedestrian Precinct

Summary

Tenure	To Let
Available Size	819 sq ft / 76.09 sq m
Rent	£17,500 per annum
Rateable Value	£10,750
EPC Rating	C (65)

Key Points

- First Floor Retail / Office Space
- Within Pedestrianised Zone
- Prominent Frontage
- Rear Loading
- May Qualify for SBRR*
- All Uses Considered (STP)
- Available February 2027

Regulated by



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PORTSMOUTH 023 9237 7800

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Description

The subject unit is a ground and first floor retail set centrally within the Havant pedestrianised Shopping Precinct. The ground floor shop benefits from having a fully glazed shop front, return frontage, an open plan sales area with stairs to the rear of the shop leading to the first floor sales / office space. Towards the rear of the first floor is a WC with wash hand basins, and a kitchenette on the outside.

Location

The property is located within the pedestrianised Precinct of West Street opposite Boots, Halifax, Vodafone and Superdrug and also close to the entrance of the Meridian Centre.

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 of the following

Name	sq ft	sq m	Availability
Ground - Retail	454	42.18	Available
1st - Store / Office	365	33.91	Available
Total	819	76.09	

Specification

- * Concrete Floors Throughout
- * Open Plan
- * W.C.'s with wash hand basins
- * Rear Access Door
- * Floor to Ceiling Glazed Shop Front
- * Suspended Ceiling
- * Category II Lighting

Terms

Available on a new full repairing insuring lease for a term to be agreed at a rent of £17,500 per annum.

Rateable Value

*Rateable Value £10,750. Source VOA/HMRC.

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

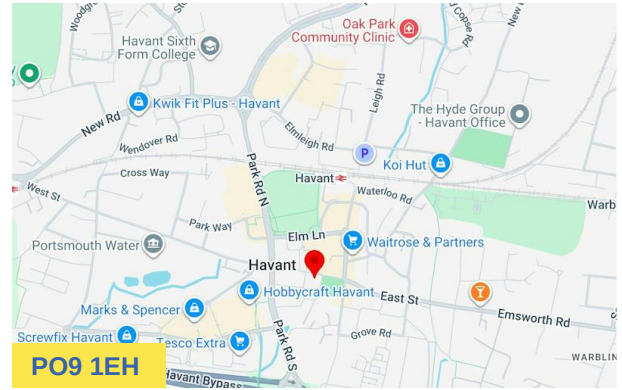
Other Costs

Buildings Insurance is £570 pa for the current policy.

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

Unless otherwise stated all prices may be subject to VAT.

VAT - The property is elected for VAT



Viewing & Further Information

James West
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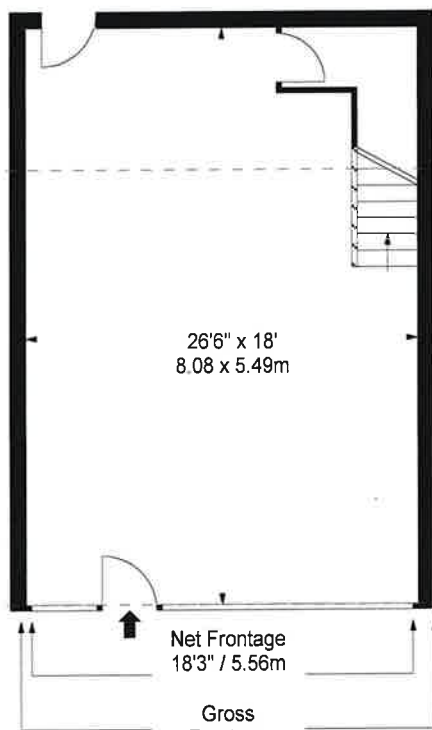


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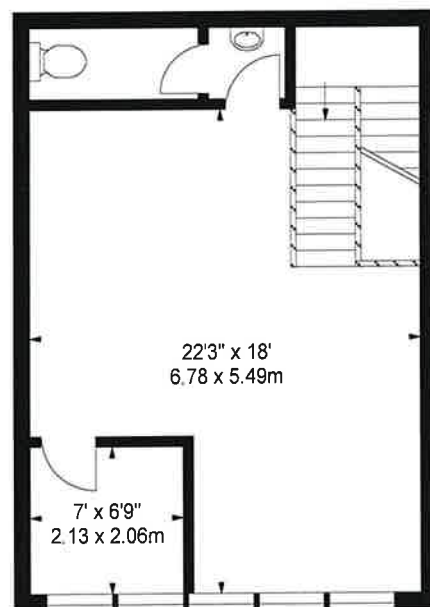


114 ft²
Zone B

347 ft²
Zone A



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL AREA *
945 Ft² - 87.79 M²

APPROX. NET INTERNAL AREA *
883 Ft² - 82.03 M²

Property Details

**7A WEST STREET
HAVENT
HAMPSHIRE
PO9 1EH**

SCALE - 1:100 @ A4

REFERENCE NUMBER : 101790

Plans Drawn: 01.03.2021

Surveyed and Drawn By

BKR

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