



**HOLLOWAY
ILIFFE &
MITCHELL**

Retail, Leisure, Restaurant, Office
TO LET



Units A-D, 44-54 West Street, Havant, PO9 1PG

Prime Retail Units within Havant Town Centre

Summary

Tenure	To Let
Available Size	1,195 to 1,862 sq ft / 111.02 to 172.99 sq m
Rent	£20,000 - £30,000 per annum
Business Rates	To be assessed
EPC Rating	Upon Enquiry

Key Points

- New development
- All uses considered (STP)
- Prominent frontage
- Within pedestrian zone
- Ready for tenant's fit out
- Air conditioning & LED lighting



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PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

Description

The subject units form the ground floor of a new development, providing residential accommodation above and four retail units at ground floor level and fronting West Street. Each unit will be completed to a shell finish, with practical completion due January 2021.

Location

The property is located in a pedestrianised section of West Street and close to its junction with Park Road North. Nearby national retailers include, New Look, M&Co, Superdrug, British Heart Foundation and Clarks Shoes. There is also a McDonalds Fast Food Restaurant opposite the subject premises and a Weatherspoon public house close by. 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 benefits from a mainline railway station with direct trains to London.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent	Availability
Unit - B	1,195	111.02	£20,000 per annum	Under Offer
Unit - D	1,862	172.99	£30,000 per annum	Under Offer
Total	3,057	284.01		

Specification

Steel frame construction
Concrete floor
Ready for tenant fit out
Access from the front
Waste and water feeds
Floor to ceiling height 3.60m
Air conditioning
LED Lighting
Unit D has 2 WCs and a shower
Suspended ceilings

Terms

Available on a new effective full, repairing and insuring lease for a term to be agreed.

Business Rates

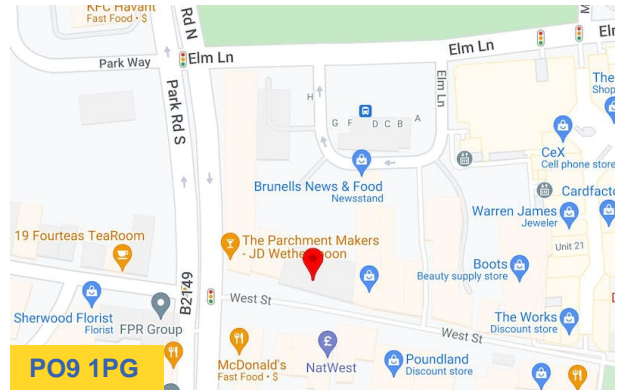
To be assessed.

Other Costs

Unless stated all prices may be subject to VAT.
Each party to pay their own legal cost incurred in the transaction.
Service charge and building Insurance to be confirmed.

Video

- Unit B Walkthrough Video - <https://vimeo.com/693182136>
- Unit D Walkthrough Video - <https://vimeo.com/693185422>



Viewing & Further Information

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