



INCENTIVES AVAILABLE **

40 Park Parade, Leigh Park, Havant, PO9 5AD

Ground floor lock up shop

Summary

Tenure	To Let
Available Size	1,331 sq ft / 123.65 sq m
Rent	£8,500 per annum
Estimated Value	£10,000

Key Points

- Located within Established Shopping Parade
- Flexible Terms Available
- Extensive Parking Located Nearby
- Other Uses Considered STP

Description

The property comprises a ground floor lock-up shop within a two storey building which is accessed via a double front door, which currently leads to a sales area with suspended ceiling and carpeting. The unit benefits from an electric roller shutter.

There is also an additional office, kitchenette, store, low level WC and hand-wash basin located to the rear of the property.

The premises currently have a Sui Generis use and have previously been used as an Amusement Arcade. Other uses will be considered subject to planning.

Location

Park Parade is situated approximately eight miles north east of Portsmouth and is a short distance away from the A3m leading to Petersfield and A27 trunk Road to Portsmouth and Southampton.

Park Parade is situated in the centre of the Leigh Park Housing Complex, which is an established residential area developed by Portsmouth City Council and is adjacent to Greywell Shopping Centre which is an established district shopping complex with a majority of national multiple occupiers including Tesco, New Look, Farmfoods, 99p Stores, Iceland and Greggs. Other nearby occupiers include Cash Converters, Lidl, and Boots.

Extensive parking surrounds the parade.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Tenure	Availability
Ground - Sales Area	1,140	105.91	To let	Let
Ground - Office	99	9.20	To let	Let
Ground - Kitchenette	77	7.15	To let	Let
Ground - Rear Storage	15	1.39	To let	Let
Total	1,331	123.65		

Terms

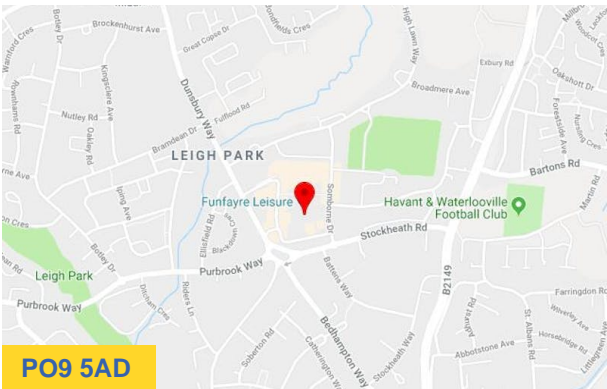
Available on a new full repairing and insuring lease for a term to be agreed.

Previously Quoted Rent: £10,000 pax

**** OFFER DEAL ****

Rent from £8,500 per annum

Incentives available subject to satisfactory lease terms **



Viewing & Further Information

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