

TO LET

Three Storey Commercial Building

**4 West Street, Havant,
Hampshire, PO9 1PE**

Key Features

- Rent £35,000 per annum
- Net Internal Area – 2,824 Sq Ft (262.35 Sq M)
- No VAT payable
- Densely Populated Area
- Close to main entrance Meridian Shopping Centre
- New Lease Available



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3 West Links, Tollgate, Chandler's Ford, Hampshire, SO53 3TG

Location

Havant is located to the east of Portsmouth (7.2 miles) and the west of Chichester (11.2 miles). The site is ideally situated for transport connections, being less than 1 mile from the A3(M)/A27 interchange, providing access across the South Coast via the M27 and to London via the A3(M). Havant Train Station can be found within a 4 minute drive from the site and provides direct trains to London Waterloo (Travel time approximately 1 hr 25 mins).

The property occupies a prominent position close to the Meridian Centre.

Description

The property consists of retail space on the ground floor, with offices predominantly on the first, second and third floors. The space was previous occupied by Lloyds Bank.



What3words: **thank.sentences.racing**

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	423	39.29
First Floor	1,170	108.69
Second Floor	777	72.18
Third Floor	454	42.17
Total Net Internal Area	2,824	262.35

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.



Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £35,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

VAT

We understand that VAT is not payable, however all parties are advised to make their own enquiries into the matter.

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating

D (91)

Rateable Value

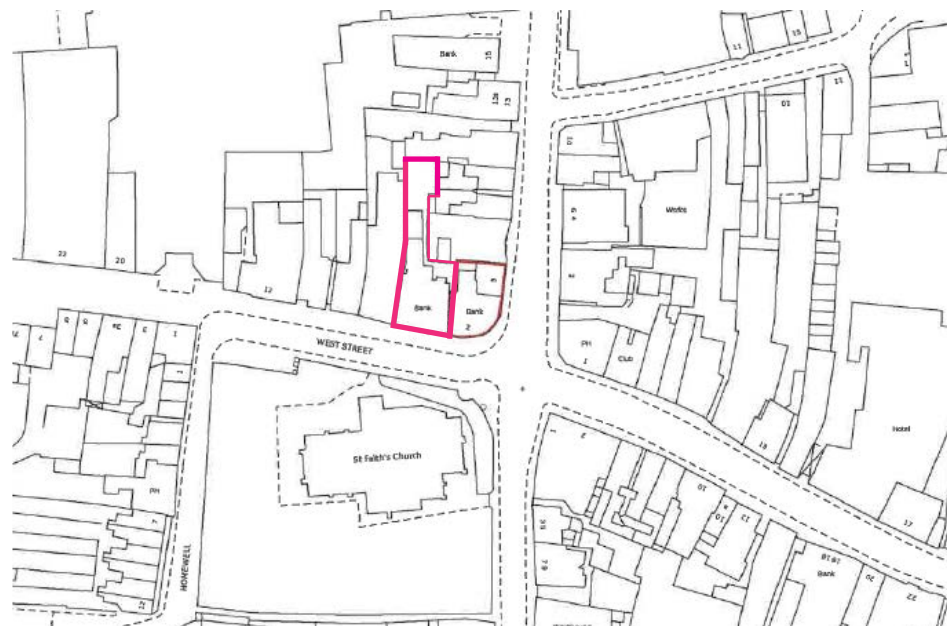
Rating – £37,000

Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.

Title Plan



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

Duane Walker | 07880 700 995 | dwalker@mavarealestate.co.uk

Dominic Arkell | 07918 926 119 | darkell@mavarealestate.co.uk

Abbigail Gray | 023 8022 2292 | agray@mavarealestate.co.uk



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