

CLASS A1/A2

OPPORTUNITY

HAVANT

21-23 WEST STREET

Description

The subject section of West Street is fully pedestrianised and forms part of the retail centre of Havant. Notable retailers in the immediate vicinity include **Superdrug**, **Vodafone**, **BetFred**, **McDonalds** and **Specsavers**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged as a ground floor banking hall with first floor ancillary accommodation providing the following approximate areas:

Ground Floor Sales	1,661 sq. ft.	(154.31 sq. m)
Ground Floor Ancillary	582 sq. ft.	(54.06 sq. m)
First Floor Ancillary	1,789 sq. ft.	(166.20 sq. m)
Total	4,032 sq. ft.	(374.57 sq. m)

Plans of the accommodation are available on request.

User

The premises currently falls under Class A1/A2 use.

Lease

The premises are available by way of assignment on the existing lease expiring on 7 March 2059. Alternatively, a sublease will be considered.

Rent**£39,185**

per annum exclusive.

Subject to Contract

**Business Rates**

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£31,250
UBR (25/26)	0.546p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Darren Coleman **07970 796470**
 darren.coleman@greenpartners.co.uk

Freddie King **07545 386694**
 freddie.king@greenpartners.co.uk

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