



208 Havant Road
Drayton, Hampshire PO6 2EH

TO LET

CLASS A3 RETAIL UNIT

Ground Floor Sales Area 99.98 sq m
(1,076 sq ft)

Key Features:

- Busy retail location and vehicular throughfare
- Self-contained first floor one bedroom flat
- Open plan sales area
- Rear loading and parking
- Lower ground floor storage 1,064 sq ft
- New FRI lease available
- Rent £25,000 pax
- Nearby occupiers include The Co-Op, Kassia, Fry & Kent, Fine & Country, Betfred and C&Co Hairdressing





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Location

Drayton is a popular residential suburb of Portsmouth, with excellent transport links and local facilities.

The property is situated on the southern side of Havant Road, a busy throughfare linking Cosham (M27) from the west and Farlington (A3/M27) from the east. Nearby occupiers include The Co-Op, Kassia, Fry & Kent, Fine & Country, Betfred and C&Co Hairdressing.

Accommodation

The property comprises a mid-terraced, two-storey building with a lower ground floor.

Internally, the ground and lower ground floors are configured as a restaurant/hot food takeaway. The first floor is arranged as a one bedroom flat, which is self-contained and independently accessed from the rear. Externally, there is rear loading and parking for two vehicles.

The property has the following approximate NIA:

Area	Sq M	Sq Ft
Ground Floor	99.98	305
Lower Ground Floor	98.84	305
First Floor	66.31	305
Total	265.13	1,220

EPC

We understand the property to have an EPC rating of C (75).

Planning

We understand that the premises benefit from Class A3 use within the Use Classes Order 1987 (as amended).

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a rent of £25,000 per annum exclusive.

Business Rates

Rateable Value (2017): £15,000.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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PROPERTY CONSULTANTS

11 June 2020



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