



10 High Street
Emsworth, Hampshire PO10 7AW

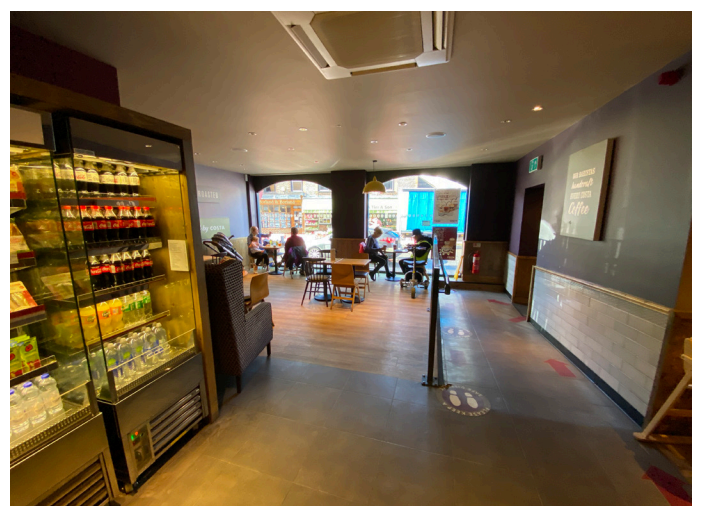
TO LET

LARGE RETAIL UNIT

Total NIA 262 sq m (2,823 sq ft)

Key Features:

- Emsworth is an attractive and popular town on the south coast
- Large frontage
- Open plan sales area (2,109 sq ft)
- Suitable for a variety of uses, such as retail or restaurant (stp)
- New EFRI lease available
- Rent £30,000 pax
- Nearby occupiers include The Co operative, Cubitt & West Estate Agents, Lloyds Pharmacy, Coral and The Crown Inn





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Location

Emsworth is an attractive and popular town on the south coast. The property is situated centre of Emsworth and nearby occupiers include The Co operative, Cubitt & West Estate Agents, Lloyds Pharmacy, Coral and The Crown Inn.

Accommodation

The accommodation comprises a self-contained ground floor retail unit. Internally, the accommodation provides open plan retail space with storage and WCs to the rear.

The property has the following approximate NIA:

Area	sq m	sq ft
Sales Area	195	2,109
Storage	66	714
Total NIA	262	2,823

EPC

We understand the property to have an EPC rating of D (82).

Planning

We understand that the premises benefit from a mixed Class A1/A3 coffee shop and the premises are only permitted to be open for trade or business between the hours of 0700 and 1800.

Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £30,000 per annum exclusive.

There is a service charge.

Business Rates

Rateable Value (2017): £28,750.

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 Property Consultants 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 Property Consultants 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



15 October 2020

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH