



**27 North Street**  
Emsworth, Hampshire PO10 7BY

**TO LET**

## CLASS E PREMISES

33.18 sq m (357 sq ft)

### Key Features:

- Thriving town centre
- Open plan unit
- Prominent corner unit
- Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses
- New EFRI lease
- Rent £12,000 pax
- Low rateable value
- Nearby occupiers include Tesco Express, Nicolino's Italian, JCB Motorcycle Services and Cabelos Salon





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## Location

Emsworth is conveniently located along the A27 south coast trunk road, and lies approximately eight miles to the east of Portsmouth and 11 miles west of Chichester.

The property is situated in the centre of Emsworth, on the eastern side of North Street. North Street provides access to the north of the town, and is a busy location in terms of passing vehicular traffic. Nearby occupiers include Tesco Express, Nicolino's Italian, JCB Motorcycle Services and Cabelos Salon.

## Accommodation

The accommodation comprises a self contained ground floor unit with a w/c.

The unit has an approximate NIA of 33.18 sq m (357 sq ft).

## EPC

To be confirmed.

## VAT

We understand this property is not elected for VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

## Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

## 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 £12,000 per annum exclusive and service charge insurance of £65.00 per month.

The following uses are not permitted: Hot food takeaway, Cafe, Restaurant, Butchers and Fish monger.

## Business Rates

Rateable Value (2017): £6,400.

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

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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**Flude**  
PROPERTY CONSULTANTS



**17 June 2021**

**OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH**