



Former store area within part of the Eastoke Corner toilet block
Hayling Island, PO11 9LU

TO LET

EXPRESSIONS OF INTEREST SOUGHT

Total Size - 19.59 sq m (211 sq ft)

Key Features:

- Well located on Hayling Island Sea Front
- Short walk to the beach
- Corner position on busy roads
- Opposite retail precinct with other food and beverage offerings
- New EFRI lease
- Public parking nearby
- In time for summer occupation
- Nearby occupiers include Coastguard Cafe, The Lifeboat Inn and Best One





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Location

Hayling Island is an island on the south coast of England and is approximately five miles south of Havant and the A27/M27.

The property is situated on Eastoke Corner on the Southern part of the Island on the Sea Front. Access is via Rails Lane and the Sea Front which has high levels of traffic in the summer. Nearby occupiers include Coastguard Cafe, The Lifeboat Inn and Best-One. There is also public car parking, the Hayling Railway and footpaths along the sea front nearby, with access to the beach.

Accommodation

The accommodation is part of a detached public toilet block located on the Sea Front. Internally, the unit is open plan and accessed via a single door. It was previously used as a store but could lend itself to a similar use or a kiosk or small retail unit. The unit has its own electric and water supply.

We have measured and calculate the premises to have an approximate Net Internal Area (NIA) of 19.59 sq m (211 sq ft).

EPC

To be confirmed.

VAT

We understand that the property is not elected for VAT.

Planning

We have been unable to find any planning history for the building. It was previously used as a store. Therefore it will likely require a change of use to whatever an interested party requires. Change of use and planning for any alterations to the elevations might be needed.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new effective full repairing and insuring lease for a term to be agreed. Offers will be considered as part of the EOI process guiding at £6,000 per annum.

Business Rates

To be assessed.

Legal Fees

The tenant will be responsible for their own legal costs and a contribution to the landlords legal fees will be required of £1,250 plus VAT.

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



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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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