



29 West Street
Havant, Hampshire, PO9 1ER

TO LET

Town Centre Retail Unit Ground Floor sales - 62.97 sq m (678 sq ft)

Key Features:

- Havant is strategically located on the A27/M27/A3(M)
- Situated on a fully pedestrianised High Street
- Popular retail and commercial centre
- Central position close to public car parks, bus and rail stations
- Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses
- New lease available
- Occupier may benefit from some small business rates relief
- Rent £20,000 pax
- Nearby occupiers include McDonalds, Wetherspoons and Savers





29 West Street
Havant, Hampshire, PO9 1ER

Location

Havant is strategically located on the A27/M27/A3(M) and forms part of the extensive M27 / Solent corridor, providing easy access to Portsmouth, Southampton and London. Havant benefits from a mainline railway station with direct trains to London and the south coast.

The property is situated in the centre of Havant, on the southern side of West Street. There is public car parking nearby and the railway station is located a short distance from the premises. Nearby occupiers include McDonalds, Wetherspoons and Savers.

Description

Town Centre Retail Unit
Ground Floor sales - 62.97 sq m (678 sq ft)

Accommodation

The property consists of a terraced retail unit over two floors. The ground floor consists of a sales area with ancillary space and W/C. The second floor consists of further ancillary space.

The shop benefits from rear access.

The property has the following dimensions:

Sales Area - 62.97 sq m (678 sq ft)
Total Ground Floor - 78.05 sq m (840 sq ft)
First Floor - 71.95 sq m (774 sq ft)
Total Area - 150.31 sq m (1,618 sq ft)

EPC

We understand the property has an EPC rating of E.

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

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 £20,000 per annum exclusive.

Business Rates

Rateable Value (2023): £14,000

The occupier may be entitled to some Small Business Rate relief, which can range from 92% to 8%. Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

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.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

| | |
|-----------------------|--------------------------|
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PROPERTY CONSULTANTS



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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.

15 April 2025