



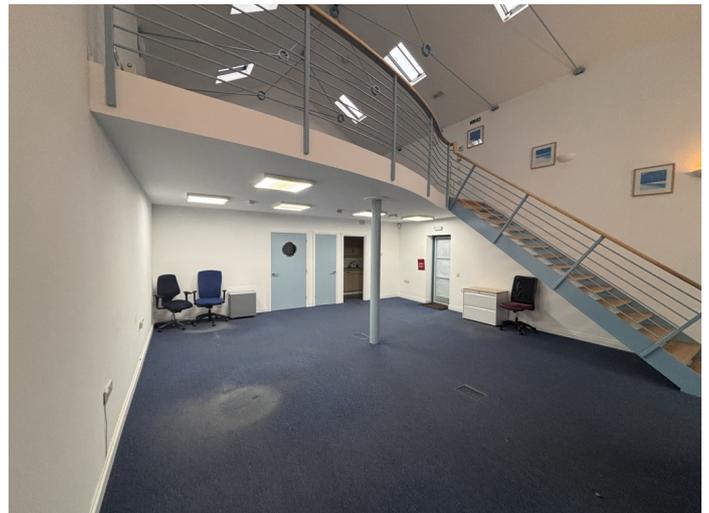
58A Station Road  
Haying Island, Hampshire, PO11 0EL

**TO LET/FOR SALE**

## Standalone Office Building with Parking Total Size - 1035 sq ft

### Key Features:

- Well located
- On site parking
- Open plan space
- Gas central heating
- Separate kitchen and WC's
- Mezzanine
- May be eligible for small business rate relief
- Price £150,000 stc
- Rent £15,000 pax
- Available on a new FRI lease





58A Station Road  
Hayling Island, Hampshire, PO11 0EL

## Location

Hayling Island is an island off the south coast, in the borough of Havant in the county of Hampshire, east of Portsmouth.

The property is located on the northern side of Station Road.

## Description

The accommodation comprises a ground floor office, with kitchen and WC to the rear, with a mezzanine above.

## Accommodation

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground Floor Office	590	54.81
Mezzanine	445	41.34
Total	1,035	96.15

## EPC

We understand the property has an EPC rating of C-57 (expiry date - 14/04/2027).

## 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

## Terms

We have been instructed to market the property with vacant possession and quote a price of £150,000 for the freehold interest subject to contract.

Alternatively, the property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £15,000 per annum exclusive.

## Business Rates

Rateable Value (2023): £8,000

The occupier may be entitled to 100% Small Business Rate relief.

## VAT

We understand that the property is not elected for VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

## AML

In accordance with current Government legislation we

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.

6 February 2026

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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