



Unit 5 North Street Arcade
North Street, Havant, Hampshire, PO9 1ET

TO LET

Well Located Class E Premises Sales Area - 326 sq ft

Key Features:

- Central position close to public car parks, bus and rail stations
- Located a short distance from M27/A27
- Available for a variety of uses (STP)
- New EFRI lease available, subject vacant possession
- May be eligible for small business rate relief
- Rent £8,250 pax
- Nearby occupiers include Waitrose, Havant Train Station and The Meridian Shopping Centre





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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.

Description

The subject property comprises a ground floor retail unit providing an open-plan sales area, with a WC located to the rear. The premises are suitable for a variety of uses falling within Use Class E.

Accommodation

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

Area	Sq Ft	Sq M
Sales Area	463	43.01
Total	463	43.01

EPC

We understand the property has an EPC rating of C - 68 (expiry date - 21 March 2026).

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

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 £8,250 per annum exclusive, subject to vacant possession.

Business Rates

To be assessed.

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.

17 March 2026

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

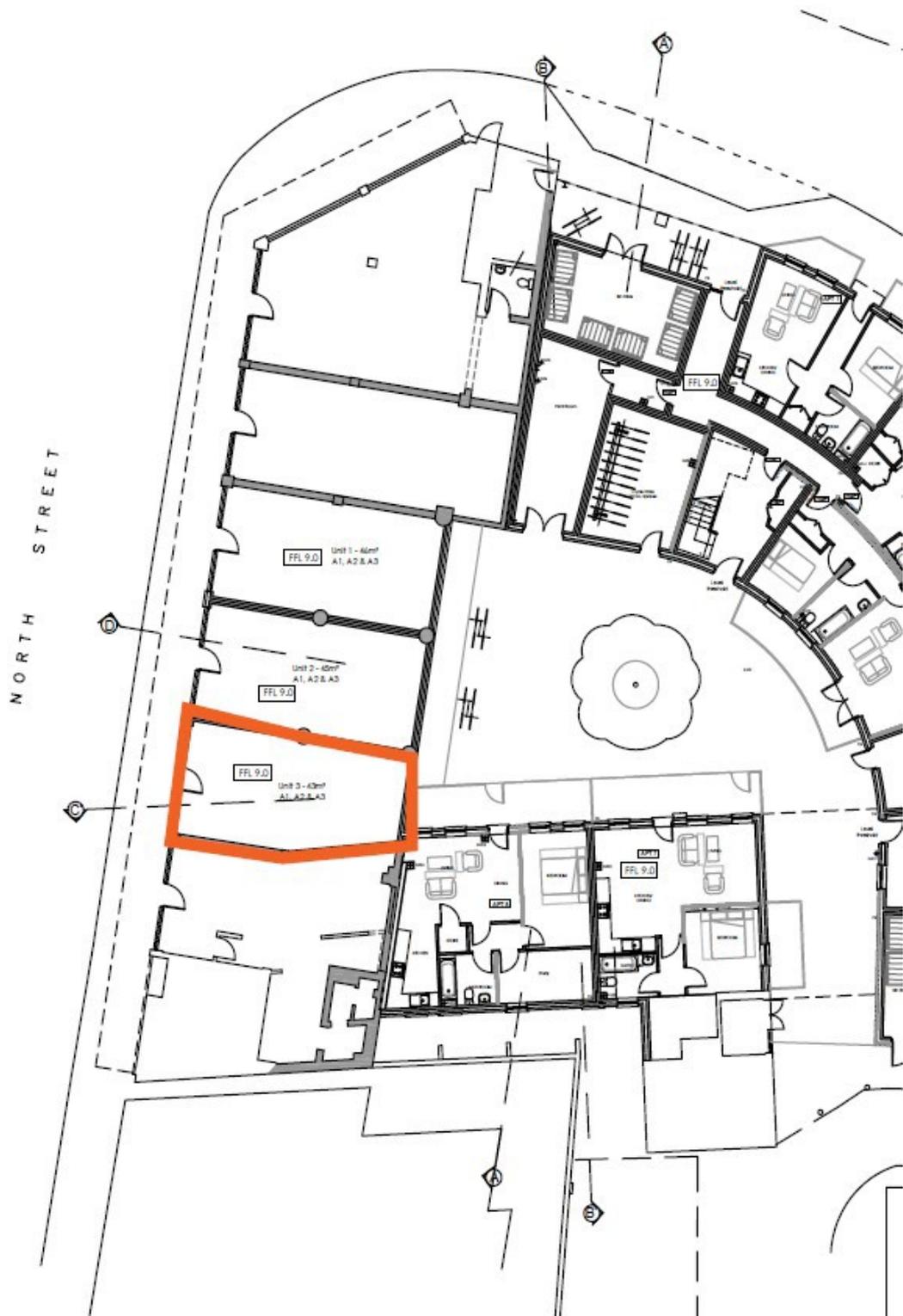
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Floor Plan



For identification purposes only.