



WILL QUALIFY FOR SBRR\*



## 14 Elm Grove, Hayling Island, PO11 9EF

Prominent Retail / Office Premises

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	918 sq ft / 85.28 sq m
<b>Rent</b>	£13,500 per annum
<b>Rates Payable</b>	£5,239.50 per annum
<b>Rateable Value</b>	£10,500
<b>EPC Rating</b>	D (85)

### Key Points

- Very Prominent Position
- Self Contained Unit
- Suitable for a Variety of Uses
- Close to Mengham Road Shopping Precinct
- Public Car Park to the Rear



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## Description

This is a self contained end-of terrace lock up shop which lends itself to a variety of uses subject to the appropriate planning consent if required.

The unit holds a prominent position on Elm Grove close to a variety of local traders and Mengham Road.

The premises are configured with meeting/treatment rooms which could be used for a variety of different uses, the premises also benefits from having a full refurbishment including suspended ceiling, inset lighting, carpeting throughout, toilets and a kitchen area along with a rear preparation area.

There is also a garage to the rear of the property which is available to rent by way of separate negotiation - please contact Holloway Iliffe & Mitchell for further information.

## Location

The property is located in a prominent position on Elm Grove, on the junction with the access road leading to the rear public car park.

Elm Grove is one of the main arterial routes into and out of Hayling Island which links ultimately to the A3023 which in turn leads to Havant, a few miles to the north.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - Sales Area	918	85.28	Available
<b>Total</b>	<b>918</b>	<b>85.28</b>	

## Specification

- \* Fitted Meeting Rooms
- \* Suspended Ceiling
- \* Recessed Lighting
- \* Carpet & Vinyl Flooring
- \* Electric Heating
- \* Disabled W.C. with wash hand basin
- \* Small Kitchenette
- \* Rear Access Door
- \*Garage to the rear available via separate negotiation

## Terms

New full repairing insuring lease at a rent of £13,500 per annum for a term to be agreed.

## Rateable Value

Rateable Value £10,500 per annum

Small Business Rate Relief may apply, you are advised to make your own enquiries to the local authority in this regard before making a legal commitment.

## Other Matters

Legal Costs - Each party to be responsible for their own legal costs incurred in this transaction.

Unless otherwise stated all prices and rents are exclusive of VAT.

Additionally building insurance is also payable.



## Viewing & Further Information

**Tom Holloway**

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