



37 Market Parade
Havant, Hampshire PO9 1PY

TO LET

GROUND FLOOR LOCK-UP SHOP

Total NIA - 63.38 sq m (682 sq ft)

Key Features:

- Well located adjacent to Havant train station
- Popular retail and commercial centre
- Public car parking nearby
- One rear parking space
- Rent £8,000 pax
- Nearby occupiers include Pizza Hut, Iceland, Waitrose and The Meridian 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.

The property is situated in the centre of Havant, on the pedestrianised zone of Market Parade. There is public car parking nearby and the railway station is located within 100 yards of the property. Nearby occupiers include Pizza Hut, Iceland, Waitrose and The Meridian Centre..

Accommodation

The property comprises a ground floor lock-up shop. There is one parking space to the rear.

The property has an approximate NIA of 63.38 sq m (682 sq ft).

EPC

To be confirmed.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

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 are advised to make their own enquiries to satisfy themselves in respect of planning issues.

Terms

The property is available to let by way of a new short-term lease, outside the security of tenure provisions of the Landlord and Tenant Act, for a term to be agreed at a commencing rent of £8,000 per annum exclusive.

Business Rates

Rateable Value (2017): £7,600.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

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.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH