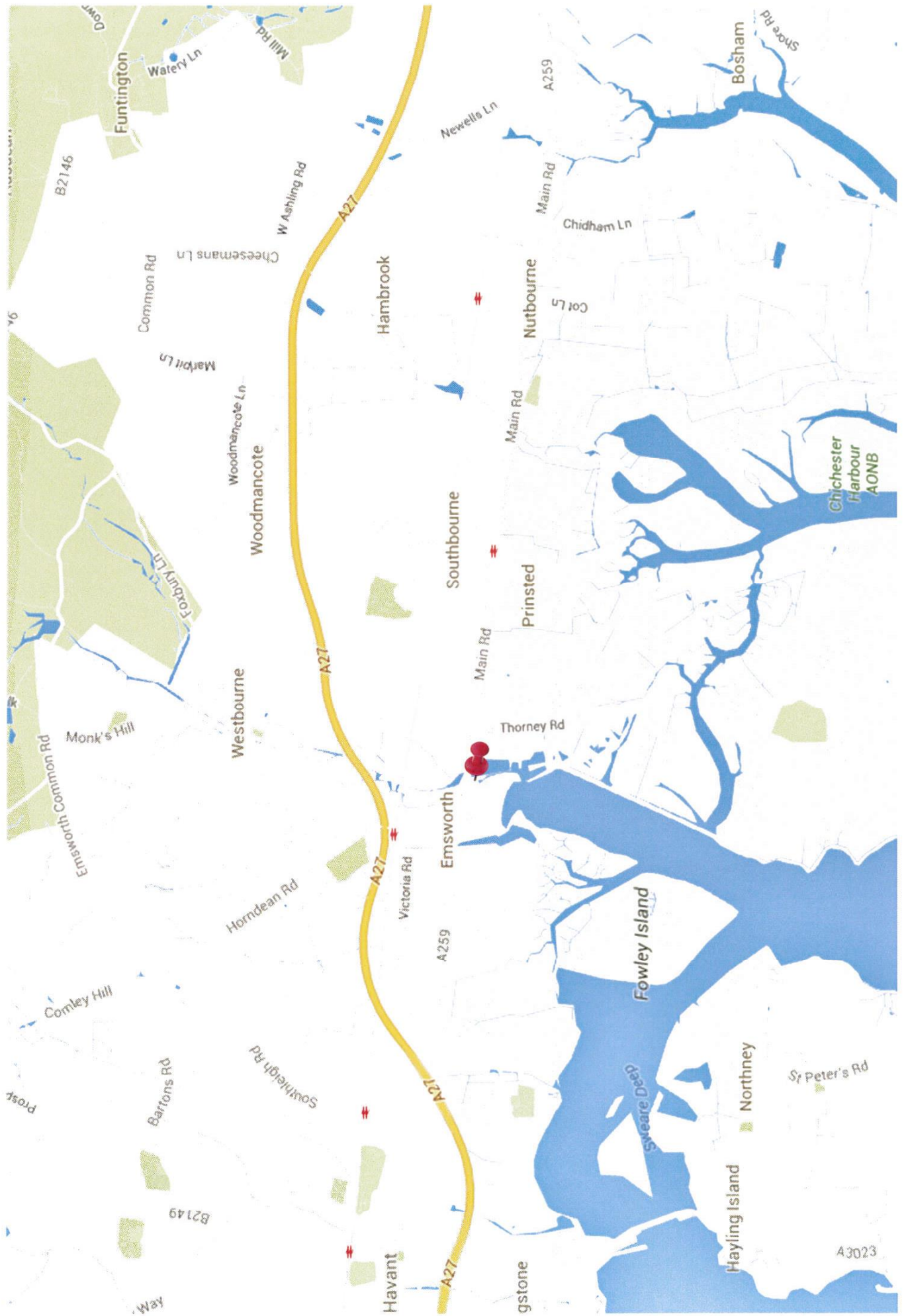








Appendix III

Photos















Appendix IV

Marketing Board





Appendix V

Marketing Particulars

TO LET / MAY SELL



**HOLLOWAY
ILIFFE &
MITCHELL**

MIXED USE COMMERCIAL SITE

545 - 4,299 Sq Ft (50.63 - 399.38 Sq M)

**Dolphin Quay
Queen Street
Emsworth
Hampshire**

SATNAV PO10 7BU



- ▼ Well Located Mixed Use Site
- ▼ Would Suit A Variety Of Uses Including Marine Related
- ▼ Good Road Access

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Commercial Estate Agency > Property Management > Valuations > Development Advice
Rating > Investment Advice > Building Surveys > Arbitration > Rent Review / Lease Renewal

LOCATION

Dolphin Quay is situated on the southern side of Queen Street, on the eastern side of Emsworth and is easily accessed from the A259, which is the main arterial route into Emsworth from both the east and west.

The subject site holds a prominent position on Queen Street and overlooks the Emsworth Harbour.

DESCRIPTION

The site comprises of retail, office and workshop accommodation and will lend itself to a variety of businesses requiring access to each of these facilities.

The site also has access to a shared hard standing area which is used for access for the boats into the harbour.

ACCOMMODATION

Retail showroom	136.06 sq.m / 1,465 sq.ft
Rear of shop (workshop)	102.24 sq.m / 1,100 sq.ft
Ground floor office	21.55 sq.m / 232 sq.ft
First floor office	29.08 sq.m / 313 sq.ft
Office total net internal area	50.63 sq.m 545 sq.ft
Workshop next to slipway	110.46 sq.m / 1,189 sq.ft
Total area	399.39 sq.m / 4,299 sq.ft

TERMS

Rent on application

Available on a new full repairing and insuring lease for a term to be agreed.

BUSINESS RATES

Interested parties are advised to confirm the rates payable with the local council before making a commitment.

OTHER COSTS

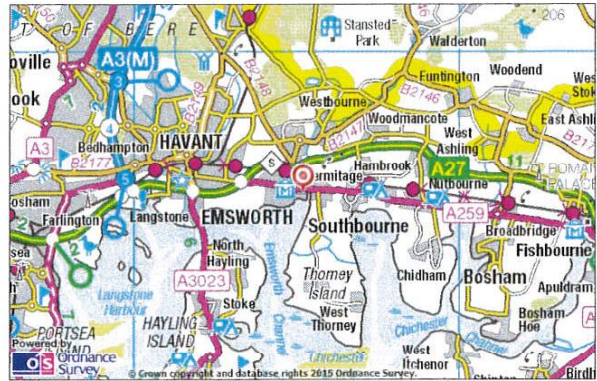
Additionally building insurance is also payable.

Each party to be responsible for their own legal costs incurred in the transaction.

Unless stated, all prices and rents are quoted exclusive of VAT.

EPC RATING G (166)

LOCATION PLAN



DISCLAIMER

Holloway Iliffe & Mitchell Limited
Registered Office: 10 Acorn Business Park North Harbour Road Portsmouth PO6 3TH

For the Lessors or Vendors of this instruction, whose Agents they are, give notice that: These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property.

VIEWING

Strictly by appointment
with sole agents

Tom Holloway

T 023 9237 7800

E tom@hi-m.co.uk



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As responsible landlords, our client has regard to the recommendations of the Code of Practice for Commercial Leases in England & Wales. If you are professionally represented, you should ask your advisor for a copy. Alternatively, the document can be found at www.lettingbusinesspremises.co.uk or be obtained from The Royal Institution of Chartered Surveyors (Tel: 020 7343 3806). In accordance with the code, our client is willing to consider alternative lease terms to those proposed. If you wish to suggest different terms, please set these out clearly in your reply. Please bear in mind however that variations may affect the level of rent proposed.



Appendix VI

Adverts