

24 Market Parade, Havant, Hampshire

LOCATION

Market Parade is situated in the heart of Havant Town Centre, next to the successful Meridian Centre that incorporates many national retailers. The subject premises are situated on the eastern side of Market Parade, a very short distance to the main arterial road into the centre.

Market Parade is accessed from Elm Lane which leads to Park Road north & south which leads southwards towards the A27 which leads eastwards towards Chichester and westwards towards the M27 and the motorway network towards Southampton, Portsmouth and London.

DESCRIPTION

The property comprises of a ground floor lock-up shop that has been fitted out to a high standard to provide a good sales area. There is access and storage to the rear and a separate low-level WC and wash-hand basin.

ACCOMMODATION

Internal Width	5.1.m.
Depth	14.64.m.

Net Internal Sales Area 70.79 sq.m./ 762 sq.ft.

TERMS

£12,000 per annum

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

BUSINESS RATES

Rateable Value: £10,000.

Uniform Business Rates Payable per annum: £3,200

Source: voa.gov.uk

The above calculations are based on the following limitations:

- Small business rate relief applies only to occupied properties.
- A percentage reduction in your rates bill only applies if you only occupy one property.

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

OTHER COSTS

A service charge is payable to cover costs such as maintenance and repair of common parts landscaping management fees.

Additionally building insurance is also payable.

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

EPC RATING

D (77)

PHOTO



LOCATION PLAN



DISCLAIMER

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

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VIEWING

Strictly by appointment
with sole agents

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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.

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