

PROPERTY PARTICULARS

8 Acorn Business Park, Northarbour Road, Portsmouth PO6 3TH



**HOLLOWAY
ILIFFE &
MITCHELL**
023 9237 7800

www.hi-m.co.uk

FOR SALE / TO LET

GROUND FLOOR LOCK-UP SHOP

32.51 sq.m / 353 sq.ft



**66 ELM GROVE
HAYLING ISLAND
HAMPSHIRE PO11 9EF**

HAVANT BOROUGH
COUNCIL

16 JUN 2014

RECEIVED



Misrepresentation Act 1977 – Whilst all the information in these particulars is believed to be correct, neither the agents or their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas are approximate.
Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT).
Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

66 Elm Grove Hayling Island Hampshire

LOCATION

Elm Grove is one of the main arterial routes into and out of Hayling Island. The subject property is situated midway along Elm Grove on the eastern side, in a small parade of shops on the corner of Elm Grove and St. Leonard's Avenue, next door to Blockbuster Video and Bishops Printers.

DESCRIPTION

The premises comprise a small ground floor lock-up shop with rear kitchen and WC facilities. The shop is currently sub-divided to form a sales area and store / office and has rear access.

ACCOMMODATION

Internal width	5.53 m narrowing to 4.01 m
Full depth	6.06 m
Net internal area	28.07 sq.m / 302 sq.ft
Store / Kitchen / WC	4.48 sq.m / 48 sq.ft
Total net internal area	32.52 sq.m 353 sq.ft

TERMS

Available on a new lease for a term to be agreed (subject to a minimum term of 1 year).

Alternatively, the sale of the ground floor lock-up shop is available through separate negotiation.

RATES

Available from Havant Borough Council on 023 9244 6358. Our enquiries indicate a rateable value of £2,850.

RENT

£4,750 per annum exclusive

PRICE

£60,000

VIEWING

Strictly by prior appointment through Holloway Iliffe & Mitchell;



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.commercialleasecode.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 effect the level of rent proposed.