

Tod Miller

Ground floor offices

To Let

72.7 sq m (783 sq ft) NIA

**HAVANT BOROUGH
COUNCIL**

- 4 NOV 2011

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Situation	Emsworth is a small waterside town on the border of Hampshire and West Sussex. Originally a fishing village, Emsworth lies at the north end of Chichester Harbour in an area of outstanding natural beauty and is popular with recreational sailors. It has a good selection of schools, shops and restaurants. The village's narrow streets, busy harbourside, specialist shops and quaint pubs and restaurants attracts many visitors, also enjoying the picturesque walks that take in the village, coastal and cross country surroundings.		
Location	The premises are located on the west side of North Street, in the centre of Emsworth core retail and business areas. North Street is a secondary retail location and does have a variety of office occupiers. The building is in a prominent location with excellent road and rail links within east walking distance and has a prominent frontage onto North Street which leads onto the A259.		
Description	The building is of two storeys with ground floor retail and office space, with one upper floor of residential flats, which have shared access facilities with the ground floor offices. The suite includes both male and female WC's and the suite consists of three separate office rooms with a kitchen and storage area towards the rear of the suite.		
Accommodation	Office 1	18.4 sq m	(198 sq ft)
	Office 2	16.8 sq m	(181 sq ft)
	Office 3	22.6 sq m	(244 sq ft)
	Kitchen and storage	14.9 sq m	(160 sq ft)
	Net Internal Area (approx)	72.7 sq m	(783 sq ft)
Rent	£11,000 per annum exclusive. A service charge apportioned to cover buildings insurance will be charged in addition.		
Lease	The suite is available on a new full repairing and insuring lease for a term to be agreed.		
Rates	Rateable value	£6,100	
	Rates payable 2011/2012	£2,641.30	
	Applicants should verify this information themselves with the Local Authority.		
Legal costs	Both parties to pay their own legal costs incurred in the transaction.		
Viewing	Strictly by appointment through sole agents, Cluttons Tod Miller.		
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