

TO LET



GROUND FLOOR OFFICE PREMISES

470 Sq Ft (43.66 Sq M)

**42 East Street
Havant
Hampshire**

SATNAV PO9 1AQ



- ▼ Close to Main High Street
- ▼ Flexible Terms Available



SCAN

TO REGISTER FOR PROPERTY ALERTS
OR VISIT www.tinyurl.com/propalert

023 9237 7800

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

hi-m.co.uk

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

LOCATION

East Street is situated a short distance from North Street and thus Havant mainline railway station which links into West Street, the principle shopping area in the town.

The Meridian Shopping Centre has direct pedestrian access off North Street. The subject premises are located on the southern side of East Street, some 150m north of the junction with North Street and West Street.

DESCRIPTION

The premises comprise a ground floor space arranged as reception plus two further separate offices with WC and kitchenette area.

The suite is fitted with night storage heating, carpeting and lighting.

ACCOMMODATION

Ground Floor Area 43.7 sq.m 470 sq.ft

Separate WC
Kitchenette

RATES

Rateable Value: £2,900.

Uniform Business Rates Payable per annum: £1,305
Source: VOA Website

Prospective occupiers must clarify rates payable directly with the local authority.

TERMS

£6,000 Per Annum

Available by way of a new full repairing and insuring lease for a term to be agreed.

OTHER COSTS

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

EPC

Energy Performance Certificate Non-Domestic Building



Spooks Cafe
42 East Street
HAVANT
PO9 1AQ

Certificate Reference Number:
0910-4935-0399-8280-7000

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

188 This is how energy efficient the building is.

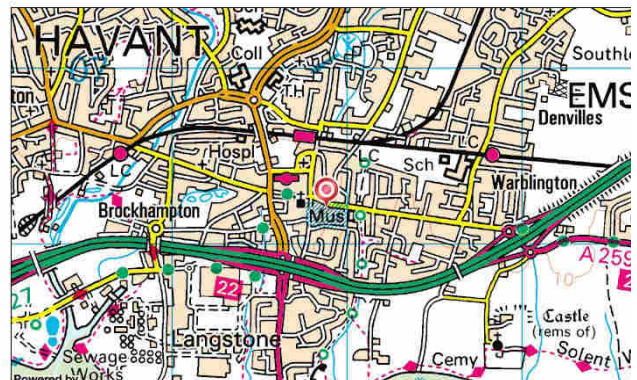
Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 64
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 126.75

Benchmarks

Buildings similar to this one could have ratings as follows:
44 If newly built
116 If typical of the existing stock

LOCATION PLAN



VIEWING

Strictly by appointment
with sole agents

Luke Mort
Holloway Iliffe & Mitchell
T 023 9237 7800
E luke@hi-m.co.uk



RICS

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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.