HENRY ADAMS
COMMERCIAL

6A West Street, Emsworth
Hampshire PO10 7DY

REFUSE

First & Second Floor Offices

To Let

936 sqft (87 sqm)



Location

Emsworth is situated approximately 2 miles to the east of Havant Town Centre and on the Hampshire and West Sussex county border. It sits to the north of the Chichester Harbour Area of Outstanding Natural Beauty.

West Street is a cul-de-sac accessed of the high street and close to the roundabout junction with Havant Road (A259) which links with the A27, approximately a mile to the west.

Description

The available accommodation comprises the first and second floor offices above Solent Cleaners. It is self contained with its own front door from pavement level, leading to a staircase to a first floor landing, where there is a large front room with bay window over West Street. There is a middle smaller room and rear larger room with fire escape. The kitchen and two WC's are situated at the rear as well.

Stairs lead to two further rooms on the second floor.

Accommodation

First Floor Offices:	582 sq ft	54.1 sq m
First Floor Kitchen:	50 sq ft	4.7 sq m
Second Floor Offices:	305 sq ft	28.2 sq m
TOTAL	**936 sq ft**	**87.0 sq m**

Amenities

- Self contained
- First floor kitchen
- Male and female toilets
- Good central location

Terms

The premises are offered by way of a new lease on terms to be agreed. The lease to be excluded from the Security of Tenure Provisions of the Landlord and Tenant Act 1954.

Rent

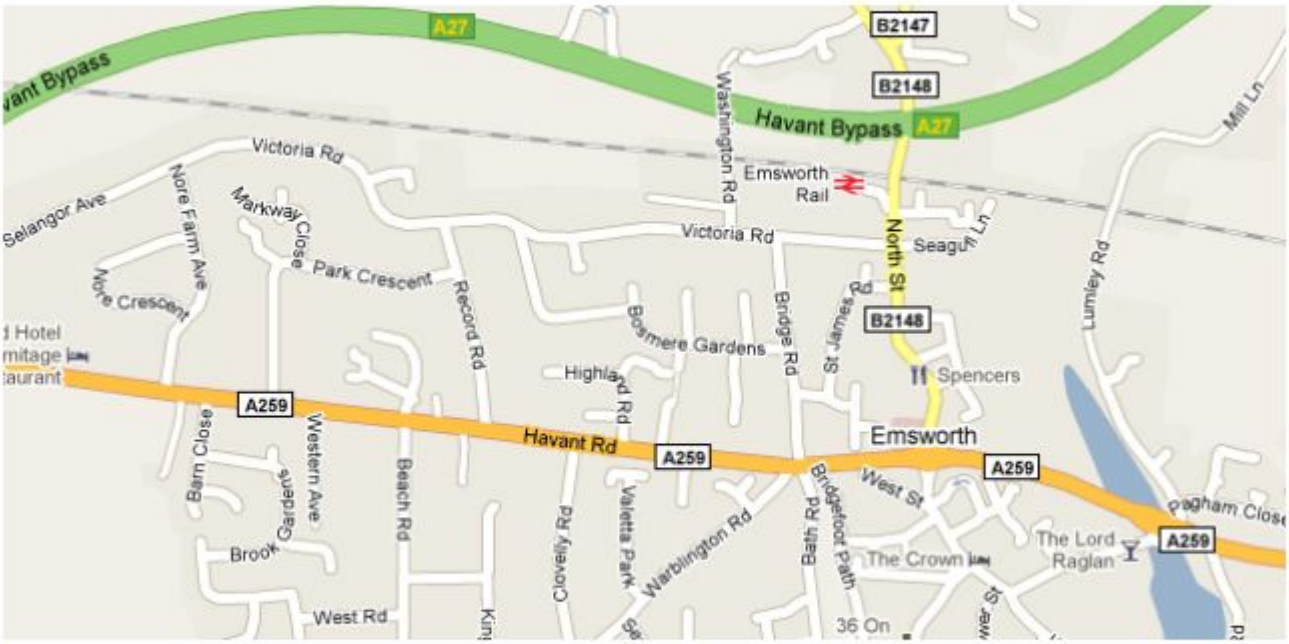
£12,500 per annum exclusive.

Rates

Rateable Value:	£5,500
Rates Payable (2011/12):	£2,343

Viewing

Strictly by appointment through joint sole agents Henry Adams Commercial on 01243 521800 (Attn: Alex Medhurst or Alexandra Maclean).



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