

Our Ref: Lukelets/LM/140518



**HOLLOWAY
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MITCHELL**
CHARTERED SURVEYORS
COMMERCIAL PROPERTY CONSULTANTS

10 ACORN BUSINESS PARK
NORTHARBOUR ROAD
PORTSMOUTH
HAMPSHIRE
PO6 3TH

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www.hi-m.co.uk

MARKETING REPORT

Of

8-9 and 10 North Street Arcade

Havant

Hampshire

PO9 1PX

For and on behalf of:-

Tristmire Limited
C/o Malins Group
Unit 7 Horizon Business Park
1 Brooklands Road
Weybridge
KT13 0TJ

Prepared by:-

Luke Mort BA (Hons) DipSurvPract
Holloway Iliffe & Mitchell
10 Acorn Business Park
Northarbour Road
Portsmouth
Hampshire PO6 3TH





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1.0 INSTRUCTIONS

- 1.1 Holloway Iliffe & Mitchell have been instructed to show the marketing activity carried out at 8-9 and 10 North Street Arcade, Havant, Hampshire (whilst making reference to the past marketing of the whole site) and the conclusion made as a result of this marketing activity.
- 1.2 Holloway Iliffe & Mitchell have been marketing Unit 8-9 since the year 2016 and Unit 10 since the year 2018. Unit 10 was as a result the current tenant executing their 6-month break option and is being marketed in advance of their lease expiry. The instructions were gained to market the property by the current owner Trismire Limited on a 'To Let' only basis.
- 1.3 Holloway Iliffe & Mitchell have been involved in the marketing of the whole site since the site was acquired by Trismire Limited, fully marketing the vacant commercial space that comes to the market. Over the past 5 years instructions have been on a regular basis, with tenants not committing to new leases and vacating the site by executing their break notices. This has resulted in low occupancy rates and regular void periods.

2.0 DESCRIPTION

- 2.1 North Street Arcade, Havant is a purpose built two-storey mixed use development built over 2 floors and provides in total some 8,222 sq.ft of accommodation. Unit 8-9 is a double fronted ground floor retail unit with first floor ancillary storage accommodation. Unit 10 is a ground floor retail unit first floor ancillary storage accommodation. Both units are located and accessed at the rear of the arcade from North Street through a self-contained entrance at ground floor level.



- 2.2 Internally, the current configuration for Unit 8-9 and 10 provides a mostly open plan retail area with suspended ceilings, florescent lighting, tiled flooring and a stud partitioned store. Access is provided to the first floor through an internal staircase.
- 2.3 There is 2 dedicated parking spaces with Unit 8-9 and 1 dedicated parking space to Unit 10. Additionally, the site benefits from local parking and good access to Havant railway station.
- 2.4 Both units have WC facilities provided at first floor level.

3.0 LOCATION

- 3.1 The subject building is situated on the eastern side of North Street at the junction with Market Parade and Prince Georges Street in an established retail parade. The property is a short distance from the Meridian Shopping Centre (incorporating Wilkinsons) and many other retailers.
- 3.2 The A27 is approximately 1 mile to the east, leading to Chichester with the M27 motorway network to the west. Havant railway station is a short walking distance away.

4.0 CONDITION

- 4.1 The condition of both units is such that the incoming party would need to re-decorate and make alterations to the building and the current layout is unlikely to suit an incoming party.



- 4.2 The landlord has removed all previous tenant's fixtures and fittings from Unit 8-9 which were unlikely to be beneficial to any incoming occupier. However, no additional landlord works or alterations to the retail premises at 8-9 North Street Arcade have been completed due to the fact that it is unknown what an incoming party would require; therefore, this is to be left to negotiations. Unit 10 is still currently tenanted and therefore all current tenant's fixtures and fittings remain.

5.0 ACCOMMODATION

5.1 Unit 8-9

Ground Floor	83.33 sq.m / 897 sq.ft
First Floor	36.37 sq.m / 391 sq.ft
Total Net Internal Area	119.69 sq.m / 1,288 sq.ft

1 x separate WC and wash-hand basin.

Unit 10

Ground Floor	31.91 sq.m / 344 sq.ft
Rear Store	5.48 sq.m / 59 sq.ft
First Floor	14.63 sq.m / 157 sq.ft
Total Net Internal Area	52.02 sq.m / 560 sq.ft

1 x separate WC and wash-hand basin.



6.0 RATES

- 6.1 The property lies within Havant Borough Council for rating purposes and our enquiries indicate that the premises are currently assessed within the 2017 assessment as follows:

Shop and Premises Unit 8-9: Rateable Value:	£7,300
Shop and Premises Unit 10: Rateable Value:	£3,600

7.0 MARKETING ACTIVITIES

- 7.1 We have been instructed to market the both Unit 8-9 and 10 fully and have carried out a number of activities in order to help dispose of the property. This has these included the erection of a flat-board to the front and the rear of Unit 8-9 detailing that a lock-up shop was 'To Let'. See attached photographs.
- 7.2 Marketing details were prepared showing the full extent of the property and what is available in terms of size and rent. These are available either from our offices as a hard copy, or are available to download from our web-site and also the EGpropertylink website along with other sites. Details are also emailed to all applicants in a pdf format. See attached marketing details.
- 7.3 We have not carried out any significant advertising in the local press as the response from paper advertising is terrible and the cost is extremely expensive. We took the view with this client that a decent marketing campaign utilising the internet would be far more cost effective.



7.4 As with most forms of advertising, we find the commercial property web-sites are becoming the norm when it comes to marketing and as such we endeavour to place our properties on the most relevant websites. These are as follows (screenshots attached):

- HI&M Interactive web-site: www.hi-m.co.uk
- Estates Gazette - Propertylink: www.estatesgazette.com/propertylink
- Prime Location: www.primelocation.com
- Zoopla: www.zoopla.co.uk
- Invest-In-Portsmouth: www.investinportsmouth.co.uk
- Invest-In-Southampton: www.investinsouthampton.co.uk
- Acquire Premises: www.acquirepremises.co.uk
- Realla: www.realla.co
- Property Sales: www.propertytysales.co.uk

7.5 Outside of the above marketing initiatives, we also carried out a blanket mailer to all our live applicants and target applicants who have a specific requirement for the area.

8.0 ALTERNATIVE USE CONSIDERATION

8.1 As with all commercial property, once marketing we will report any interest to our client and this means a potential change of use.

8.2 Our view is that any interest is worth pursuing, unless you have been specifically instructed not to entertain a certain use. On this occasion, we have had an open mind to the types of users who are likely to occupy the subject unit and through the marketing period, we have undertaken viewings and followed up on interest for alternative uses.



- 8.3 From a marketing prospective, we are always open to suggesting alternative uses to clients. Despite this, to date, interest has and remains limited. This has led to us supporting the application for the change of use to mixed use accommodation.

9.0 COMPETING MARKET

- 9.1 Having looked at the market at the current time and the main competition, we have run a recent search on EGPropertylink (please see attached) and have found that the properties listed represent the current competition in the area and this ranges from similar properties to the subject unit, through to retail premises in Havant town centre. We have limited the search up to 1,000 sq.ft and within a 3 mile radius of the subject property.

- 9.2 We are currently quoting £11,000 for Unit 8-9 and £7,750 for Unit 10, over a 3-year term on flexible terms, which is less than current competition to reflect its tertiary location and is comparable to previous lettings completed at North Street Arcade. Despite this, there has been limited interest or no offers made by any potential retail occupiers for either units. This is however a quoting figure and as with all quoting terms it hopefully encourages conversations with an interested party and ultimately leads to negotiations so that the parties can agree.

10.0 INTEREST

Throughout the marketing period we have had multiple interested parties discuss with us their requirements and their initial interest in the site has been more through curiosity, rather than whether it would suit their business. The main interest we have had to date includes various viewings and below is a list of these interested parties, along with the outcomes that occurred.

Cont/d...



8-9 and 10 North Street Arcade, Havant, Hampshire

-9-

Date	Applicant	Outcome
23/02/17	Duncan Cameron	Viewed Unit 8-9. This is a care company, which after consideration decided to proceed with alternative, smaller accommodation.
09/03/17	Revitalise Charity	This is an established charity who were seeking additional premises. Discussed Unit 8-9. Discounted due to the premises visibility and lack of footfall.
12/04/17	Dan Dinca	Viewed Unit 8-9 but required more parking spaces. Also, unconvinced about the location of the premises.
20/04/17	Paula Ball	Viewed Unit 8-9. This is a Holistic retailer, which after consideration decided to proceed with alternative, smaller accommodation.
20/04/17	Oracle Recruitment	Viewed Unit 8-9 but required more parking spaces. Also, unconvinced about the location of the premises.
03/05/17	Rebecca Gillespie	Viewed Unit 8-9. Applicant looking to set up a health a beauty salon. Despite numerous follow ups, no response received.
03/05/17	Sandy Kaur	Details sent for Unit 8-9, but no further interest.
04/05/17	Sparks Accounting	Viewed Unit 8-9 but after consideration found alternative premises
21/07/17	Peter Tourino	Details sent for Unit 8-9 along with other properties in the surrounding area, but no further response.
21/07/17	Les Bright	Viewed Unit 8-9 but after consideration advised they were not suitable due to the premises visibility and lack of footfall.
10/08/17	Natasha Scales	Details of Unit 8-9 sent along with other properties in the surrounding area, but no further response.
12/10/17	Lizzie Eastcote	Viewed Unit 8-9. This is a soft furnishings company, which after consideration decided to proceed with alternative, smaller accommodation
25/10/17	Ben Hughes	Details sent for Unit 8-9 along with other properties in the surrounding area, but no further response.
16/11/17	Chloe Palmer	Details sent for Unit 8-9 along with other properties in the surrounding area, but no further response.
28/03/18	Jade Fallows	Details sent for both units, but no further response.
03/04/18	Alex Goode	Details sent for both units but advised not currently in a position to progress interest, as a start up business.

Cont/d...



11.0 MARKET CONDITIONS

11.1 Over the past 12-18 months, the general commercial property market has steadily improved having been through an extremely damaging downturn which has seen challenging conditions in certain sectors, particularly the retail and leisure sectors. Other markets such as office and industrial sectors have gradually improved, but as with all sectors where buildings are not in good condition or need a substantial fit out, they tend to struggle to attract tenants. This is reduced further in premises which are in off pitch positions with limited visibility.

11.2 The consequence is that only the prime locations benefit, with tenants wanting to be in areas of interest, such as close to motorway networks, modern retail parks, high parking ratios.

11.3 A prime example of this is Solent Retail Park, Havant a modern purpose-built retail development, which is fully occupied and is within easy access to the motorway network.

11.4 This puts further pressure on secondary and tertiary locations, where retail premises are sub-standard in their specification and limited in their parking. These items will all go against the desirability once in the market.

12.0 FUTURE MARKET CONDITIONS

12.1 As with all future predictions, it is very difficult to know what is likely to happen, however, we feel premises in off pitch locations and that don't meet the required retail profile will prove increasingly difficult to dispose of and there will be reduced occupancy rates and extended void periods.



- 12.2 The tertiary retail market in locations such as Havant has limited demand and is less likely to improve in the medium to long term.

13.0 CONCLUSION

- 14.1 Through the marketing of 8-9 and 10 North Street Arcade, as well as North Street Arcade as a whole we feel that levels of interest in this area of Havant for retail and other commercial users is at an extremely low-level and that other locations appear to be more desirable. The main factors we felt with the premises at North Street Arcade are that they are situated within a tertiary location with limited visibility where retailers are struggling to compete with larger retail parks and with better roadside frontage. This appears to be the main reason to have prevented interest and proposals for the property. Whereas, we feel an alternative use such as a mixed-use site more prominent retail units located to the front would be much more complementary to the surroundings.
- 14.2 We also feel that the impact of how it looks visually has been significant as new businesses wish to have buildings that portray a certain profile and within Unit 8-9 and Unit 10 North Street Arcade, as well as North Street Arcade as a whole, it does not meet that profile. With these issues and the limited interest, we feel that North Street Arcade as a whole would be better preserved if it was redeveloped into a mixed-use site. We feel there is no scope at this moment in time to let either units as a retail property.
- 14.3 As touched on before, we have looked at alternative commercial uses which we would have supported. However, interest has been limited with no proposals presented even on this basis.



8-9 and 10 North Street Arcade, Havant, Hampshire

-12-

13.4 We trust this is sufficient for your purposes for the time being, however should there any other questions relating to the information we have provided, then we would be more than happy to discuss further or clarify.

Luke Mort BA Hons DipSurvPract

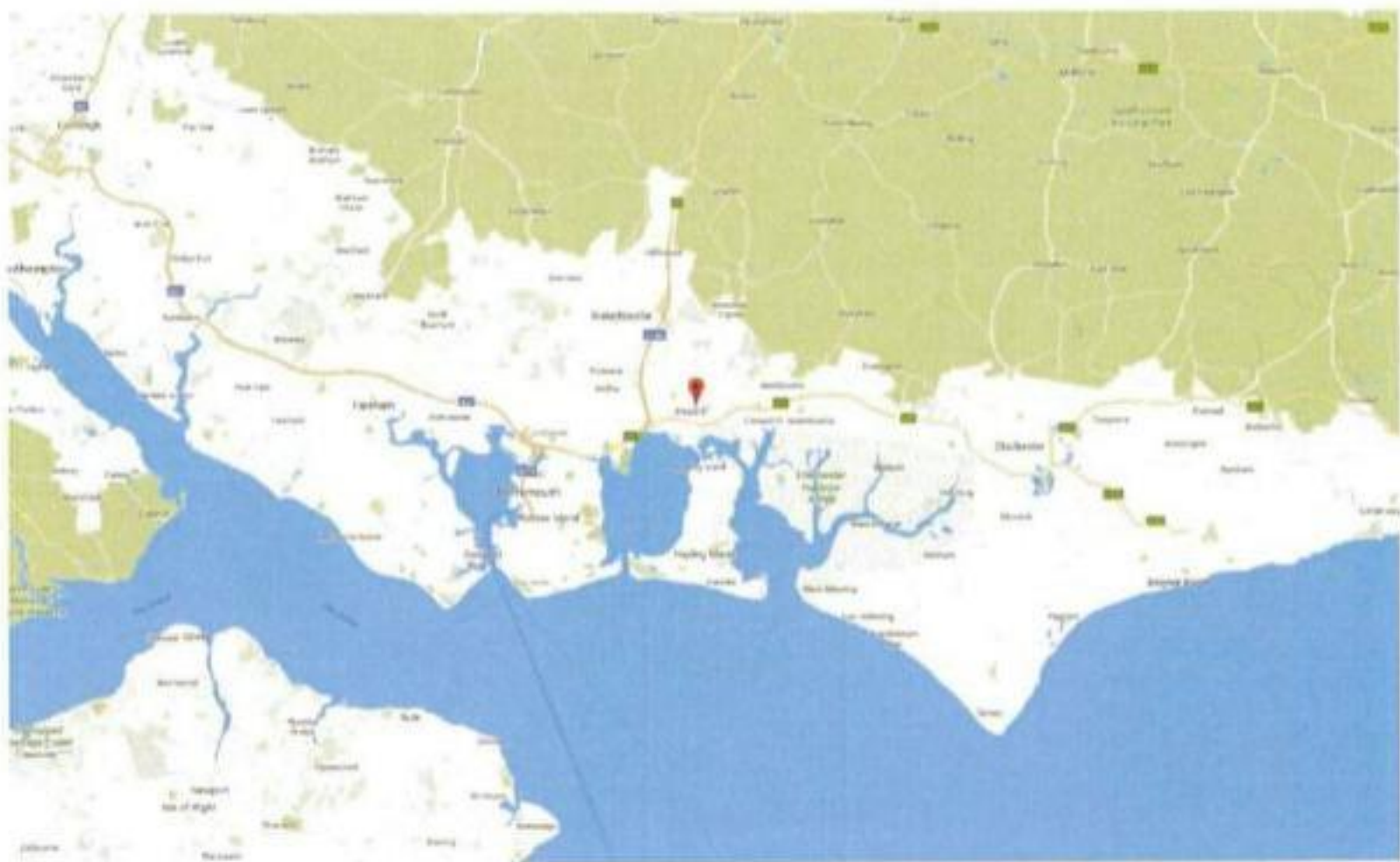


For and on behalf of;
HOLLOWAY ILIFFE & MITCHELL LIMITED
www.hi-m.co.uk

DATED: 14th May 2018

Appendix I

**8-9 and 10 North Street Arcade
Havant
Hampshire
PO9 1PX**



Appendix II

8-9 and 10 North Street Arcade

Havant

Hampshire

PO9 1PX



Appendix III

**8-9 and 10 North Street Arcade
Havant
Hampshire
PO9 1PX**

TO LET



HOLLOWAY ILIFFE & MITCHELL

GROUND FLOOR RETAIL UNIT WITH 1st FLOOR ANCILLARY STORAGE

1,288 Sq Ft (119.66 Sq M)

8-9

North Street Arcade

Havant

Hampshire

SATNAV PO9 1PX



- ▼ A1 Retail Use
- ▼ Rear Access
- ▼ Other Uses Considered STP
- ▼ Principal Traffic Route



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Rating > Investment Advice > Building Surveys > Arbitration > Rent Review / Lease Renewal

8-9, North Street Arcade, Havant, Hampshire

LOCATION

North Street Arcade is a small-pedestrianised precinct situated on the east side of North Street at the junction with Market Parade and Prince Georges Street.

DESCRIPTION

The subject premises are located to the rear right hand side of the precinct with rear access and customer parking onto Prince Georges Street.

The units comprise of a large ground floor sales area and first floor ancillary storage accommodation.

ACCOMMODATION

Ground floor	83.33 sq.m / 897 sq.ft
First floor	36.37 sq.m / 391 sq.ft
Total Net Internal Area	119.69 sq.m / 1,288 sq.ft

TERMS

£11,000 per annum

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

BUSINESS RATES

Rateable Value: £7,300.

Uniform business rates payable for 2017-2018: £0

Source: vaa.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

Awaiting EPC

LOCATION PLAN



DISCLAIMER

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

For the Lessors or Vendors of this instruction, whose Agents they are, give notice that: These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property.

VIEWING

Strictly by appointment
with sole agents

Luke Mort
T 023 9237 7800
E luke@hi-m.co.uk

023 9237 7800

**HOLLOWAY
ILIFFE &
MITCHELL**

hi-m.co.uk



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 adviser 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 8806) 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.

follow us..



Date Prepared: 01-Mar-2017

TO LET



HOLLOWAY ILIFFE & MITCHELL

GROUND FLOOR RETAIL UNIT WITH 1st FLOOR ANCILLARY STORAGE

560 Sq Ft (46.54 Sq M)

10 North Street Arcade
Havant
Hampshire

SATNAV PO9 1PX



- ▼ A1 Retail Use
- ▼ Rear Side Access
- ▼ Other Uses Considered STP
- ▼ Principal Traffic Route



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

10 North Street Arcade, Havant, Hampshire

LOCATION

North Street Arcade is a small-pedestrianised precinct situated on the east side of North Street at the junction with Market Parade and Prince Georges Street.

DESCRIPTION

The subject premises are located to the right hand side of the precinct with rear side access and parking onto Prince Georges Street.

The units comprise of ground floor sales and first floor ancillary storage accommodation.

ACCOMMODATION

Ground floor	37.39 sq.m / 326 sq.ft
First floor	14.63 sq.m / 157 sq.ft
Total Net Internal Area	52.02 sq.m / 560 sq.ft

TERMS

£7,750 per annum.

Available from September 2018 on a new full repairing and insuring lease for a term to be agreed.

BUSINESS RATES

Rateable value: £3,600.

Uniform business rates payable for 2017-2018: £0

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.

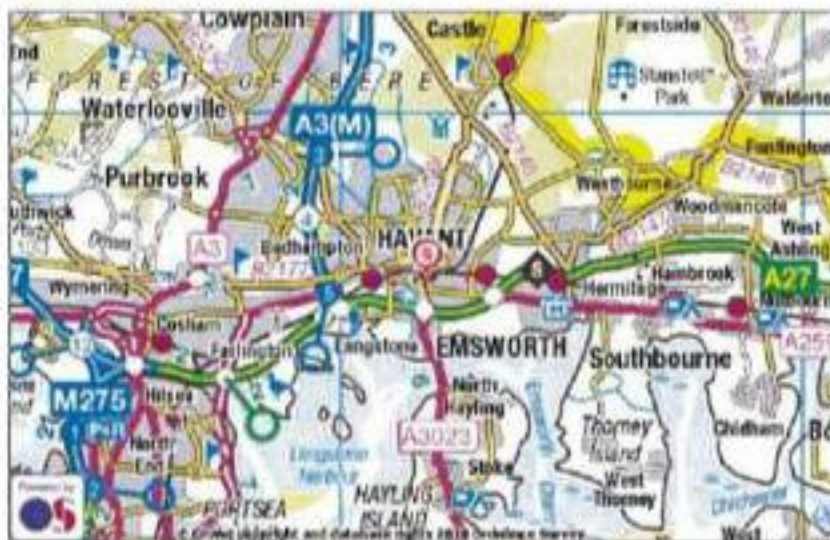
Additionally building insurance is also payable.

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

EPC RATING

Awaiting EPC

LOCATION PLAN



DISCLAIMER

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

For the Lessors or Vendors of this instruction, whose Agents they are, give notice that: These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property.

VIEWING

Strictly by appointment
with sole agents

Luke Mort
T 023 9237 7800
E luke@hi-m.co.uk

023 9237 7800

**HOLLOWAY
ILIFFE &
MITCHELL**

hi-m.co.uk



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 adviser for a copy. Alternatively, the document can be found at www.leasebusinesspremise.co.uk or be obtained from The Royal Institution of Chartered Surveyors (Tel: 020 7343 3805) 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.

follow us..



Date Prepared: 14-Mar-2018

Appendix IV

**8-9 and 10 North Street Arcade
Havant
Hampshire
PO9 1PX**



8-9 North Street Arcade, Havant, Hampshire

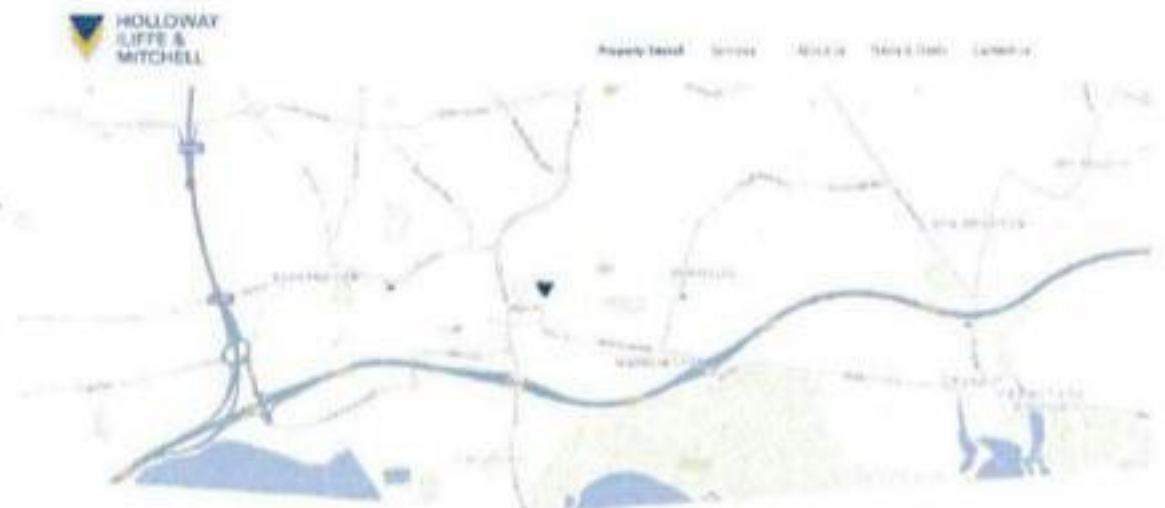
8-9 North Street Arcade, Havant, PO15 1PX

Back to properties

Save to shortlist

View your shortlist

10,181



10 North Street Arcade, Havant, Hampshire

10 North Street Arcade, Havant, PO15 1PX

Back to properties

Save to shortlist

View your shortlist

10,181



10,181

Property Details

View

Location

View

10

10,181

Appendix V

**8-9 and 10 North Street Arcade
Havant
Hampshire
PO9 1PX**



8-9

Retail - High Street Retail

8-9, 8-9 North Street Arcade, Havant, PO9 1PX

1288 Sq Ft

[View Property](#)

To Rent: [For Sale](#) [Available](#) [Shared spaces](#)

Q north-street-arcade-p09 [View all 10](#)

For Rent
£11,000.00 Per Annum

10 North Street Arcade, Havant, PO9 1PX
Retail - High Street Retail, 107 Sq Ft

[Photos](#) [Virtual tour](#) [Street View](#) [360 Views](#)

[Image 1 of 10](#)

Property type: Retail - High Street Retail

Category: To let

Size: 107 Sq Ft

Property contact details

033 9337 7800
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[hgm.co.uk](#)

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Appendix VI

**8-9 and 10 North Street Arcade
Havant
Hampshire
PO9 1PX**

View all 10 North Street Arcade commercial properties to let

Instant Removal Quotes by Anyvan

[View all 10 North Street Arcade commercial properties to let](#)

Retail premises to let in 8-9 North Street Arcade, Havant, Hampshire PO9

£11,000 pa (£8.54/sq. ft. pa)

1,288 sq. ft.*

[Check your credit score](#)

Marketed by



Holloway Iliffe and Mitchell view all properties
10 Acorn Business Park, Northbrook Road,
Portsmouth, PO6 3TH

023 9229 2052 *

[Email agent](#)

[Property details](#) [Map & nearby](#) [Street view](#) [Local info](#)



View all 10 North Street Arcade commercial properties to let

Retail premises to let in 10 North Street Arcade, Havant, Hampshire PO9

£7,750 pa (£15.47/sq. ft. pa)

1,501 sq. ft.*

[Check your credit score](#)

[Property details](#) [Map & nearby](#) [Street view](#) [Local info](#)



Appendix VII

**8-9 and 10 North Street Arcade
Havant
Hampshire
PO9 1PX**

Local info

Marketed by



Request Details



See if you could save money by switching your mortgage to HSBC today

Local info



Appendix VIII

**8-9 and 10 North Street Arcade
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Hampshire
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8-9 NORTH STREET ARCADE, HAVANT, PO9 1PX



120 sq m + 120 sq m (approx 1,291 sq ft + 1,291 sq ft) Ground Floor Retail Unit

Location

North Street Arcade is a small pedestrianised precinct situated on the east side of North Street at the junction with Market Parade and Prince Georges Street.

About this Property

The subject premises are located to the rear right hand side of the precinct with rear access and customer parking onto Prince Georges Street.

The units comprise of a large ground floor sales area and first floor and large storage accommodation.

Rent and terms

£11,000 per annum available on a new full repairing and insuring lease for a term to be agreed.

Rateable value



agent: Holloway, Lippe & Mitchell (Portsmouth)

Tel: 02392377800

Email: sales@hlm.co.uk

www.hlm.co.uk

Appendix IX

**8-9 and 10 North Street Arcade
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8-9 NORTH STREET ARCADE, HAVANT, PO9 1PX



120 sq m - 120 sq m (approx 1,291 sq ft - 1,291 sq ft) Ground Floor Retail Unit

Location

North Street Arcade is a small pedestrianised precinct situated on the east side of North Street at the junction with Market Parade and Prince Georges Street.

About this Property

The subject premises are located to the rear right hand side of the precinct with rear access and customer parking onto Prince Georges Street.

The units comprise of a large ground floor sales area and first floor ancillary storage accommodation.

Rent and terms

£11,000 per annum. Available on a new full repairing and insuring lease for a term to be agreed.

Rateable value



Agent: Holloway, Luffe & Mitchell (Portsmouth)
Tel: 02392377800
Email: info@hlm.co.uk
www.hlm.co.uk

Appendix X

**8-9 and 10 North Street Arcade
Havant
Hampshire
PO9 1PX**

[View Similar Properties](#)

Shop/Retail Unit To Let in Havant

B-9

North Street Arcade Havant Hampshire PO9 1PX

Ground Floor: 120 sq.m/1,288 sq.ft

Total Floor Area: 120 sq.m/1,288 sq.ft



Last updated: 04 Jan 2017 Ref: 88NorthStreetArc

[Location](#) [Size/Terms](#) [Drawings](#)

Property Description

TO LET * GROUND FLOOR RETAIL UNIT WITH SIX FLOOR ANGULAR STORAGE * A1 Retail * Overhead Available * Separate Unit with Internal W.C * Rear Access * Principal Traffic Route * Please call for more details * Rear Access * Other Uses Considered S79 * Principal Traffic Route * EPC Rating: awaiting EPC.

Specification and floor areas

* Net Internal Floor Area

Measurement	Imperial	Metric
Ground Floor	1,288 sq.ft	120 sq.m
Total Floor Area	1,288 sq.ft	120 sq.m

Financials

To let (subject to contract)

* Rent £11,000 per.

* The premises are available to let on terms to be agreed.

* Estimated Value of this property: £7,300.

* EPC Rating: 2017/2018: E M

<http://acquirepremises.co.uk/>[View Similar Properties](#)

Shop/Retail Unit To Let in Havant

A1 Retail Use

10 North Street Arcade Havant Hampshire PO9 1PX

Ground Floor: 47 sq.m/501 sq.ft

Total Floor Area: 47 sq.m/501 sq.ft



Last updated: 19 Mar 2018 Ref: 10NorthStreetArc

[Location](#) [Size/Terms](#) [Drawings](#)

Property Location

North Street Arcade is a small - pedestrianised precinct situated on the east side of North Street at the junction with Market Parade and Prince Georges Street.

Appendix XI

8-9 and 10 North Street Arcade

Havant

Hampshire

PO9 1PX

Appendix XII

**8-9 and 10 North Street Arcade
Havant
Hampshire
PO9 1PX**

[Back to Commercial Property in Havant](#)
[Havant](#) • [Hampshire](#) • [PO9 1PT](#)

Date: 01/01/2017 Listing ID: 1000000

Retail Property To Let

5.9 North Street Arcade, Havant, Hampshire, PO9 1PT

1,288 sq ft £11,000 total price pa[To Let](#)**Contact Holloway Riffe & Mitchell**

Title *

First Name *

Last Name *

Email Address *

Telephone *

Your Message To Holloway Riffe & Mitchell *

☐ Yes Sign me up to the PropertySales.com mailing list.

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This property is marketed by:

**Property Overview**

Size: 1,288 sq ft / 128 sq m

Usage: A1

Sale Type: To Let

Rental Income: N/A

Property Type: Other

Auction: No

Development Opportunity: No

Investment Opportunity: No

Tenanted: No

Energy Rating: EPC

Supporting Documents
[Supporting Document](#)
General Summary

TO LET * GROUND FLOOR RETAIL UNIT WITH 1st FLOOR ANCILLARY STORAGE * A1 Retail * incentives available * Separate toilet with low level WC * Rear Access * Principal Traffic Route * Please call for more details

* A1 Retail Use

* Rear Access

* Other Uses Considered STP

* Principal Traffic Route

[Back to Other Retail Properties To Let in Havant](#)
[Havant](#) • [Hampshire](#) • [PO9 1PT](#)

Date: 01/01/2017 Listing ID: 179179

Retail Property To Let

10 North Street Arcade, Havant, Hampshire, PO9 1PT

501 sq ft £7,750 total price pa[To Let](#)**Contact Holloway Riffe & Mitchell**

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First Name *

Last Name *

Email Address *

Telephone *

Your Message To Holloway Riffe & Mitchell *

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This property is marketed by:

**Property Overview**

Size: 501 sq ft / 47 sq m

Usage: A1, A2

Sale Type: To Let

Rental Income: N/A

Property Type: Other

Auction: No

Development Opportunity: No

Investment Opportunity: No

Tenanted: No

Energy Rating: EPC

Supporting Documents
[Supporting Document](#)
General Summary

500 sq ft * To Let * GROUND FLOOR RETAIL UNIT WITH 1st FLOOR ANCILLARY STORAGE * A1 Retail * Separate toilet with low level WC * Rear Side Access * Principal Traffic Route * Please call for more details

* A1 Retail Unit

* Rear Side Access

* Other Uses Considered STP

* Principal Traffic Route

Appendix XIII

**8-9 and 10 North Street Arcade
Havant
Hampshire
PO9 1PX**



For Rent
£15,500.00 Per Annum

**8 West Street,
Emsworth, PO10 7DY**

Retail - High Street, Retail

8 West Street, Emsworth, PO10 7DY

467 Sq Ft



For Rent
£16,000.00 Per Annum

**314 London Road,
Waterlooville, PO7 7DU**

General Retail, Retail

314 London Road, WaterlooVille, PO7 7DU

367 Sq Ft



For Rent
£7,750.00 Per Annum

**10 North Street
Arcade, Havant, PO9 1PX**

Retail - High Street, Retail

10 North Street Arcade, Havant, PO9 1PX

501 Sq Ft



For Rent
£8,000.00 Per Annum

**A1 Shop - 29 Market
Parade**

Retail, General Retail, Retail - High Street

29 Market Parade, PO9 3BY

576 Sq Ft



For Rent
£3,000.00 - £16,000.00 Per Annum

Units 47-49

Retail - High Street, Retail

Units 47-49, Greywell Shopping Centre, Leigh Park, Havant, PO9 5AL

652 - 1,324 Sq Ft



For Rent
£5,000.00 Per Annum

**29 Market Parade -
A1/A2 Shop**

Retail, Retail - High Street, Retail Park, Office, Mixed Use, Offices

29 Market Parade, Havant, PO9 3BY

57 - 58 Sq M



For Rent
£15,500.00 Per Annum

**Unit 8, The Boulevard,
London Road,
Waterlooville, PO7 7DT**

Retail - High Street, Shopping Centre Unit, Retail

8 The Precinct, London Road, PO7 7DT

515 Sq Ft



For Rent
£14,000.00 Per Annum

**12 Queen Street,
Emsworth, PO10 7BL**

Retail - High Street, Retail

12 Queen Street, Emsworth, PO10 7BL

250 Sq Ft



For Rent
£15,500.00 Per Annum

**14 The Boulevard,
Waterlooville, PO7 7DT**

General Retail, Retail

14 The Precinct, London Road, PO7 7DT

514 Sq Ft



For Rent
£15.00 Sq Ft

**34 Wellington Way,
Waterlooville, PO7 7ED**

General Retail, Retail - High Street, Retail - Out of Town, Retail

34 Wellington Way, 34 Wellington Way, WaterlooVille, PO7 7ED

482 Sq Ft



For Rent
£7.35 Sq Ft

**SU25 Meridian Centre,
Havant, PO9 1UN**

General Retail, Retail - High Street, Retail - Out of Town, Retail

SU25 Meridian Centre, SU25 Meridian Centre, Havant, PO9 1UN

479 Sq Ft



For Rent
£8.97 Sq Ft

**SU32B Meridian
Centre, Havant, PO9 1UN**

General Retail, Retail - High Street, Retail - Out of Town, Retail

SU32B Meridian Centre, SU32B Meridian Centre, Havant, PO9 1UN

620 Sq Ft



For Rent
£14,000.00

**3 Wellington Way,
Waterlooville, PO7 7ED**

Cinema Retail, Retail - High Street, Retail - Out of Town, Retail

3 Wellington Way, 3 Wellington Way, WaterlooVille, PO7 7ED

147 Sq Ft



For Rent
£18,000.00 - £12,000.00 Per Annum

**119 London Road,
Waterlooville, PO7 7DZ**

Retail - High Street, Retail

119 London Road, WaterlooVille, PO7 7DZ

406 Sq Ft

[View Property](#)

[View Property](#)