



HELLIER
LANGSTON
Commercial Property Consultants

TO LET

**224B Havant Road, Drayton, Portsmouth
PO6 1PA**

Retail premises with basement storage and parking



KEY FEATURES

Sales Area 51.25 sq. m. (552 sq. ft.)

Allocated parking at rear

Basement storage

New Lease

100% Small Business Rates Relief (subject to eligibility)

Call us on: 01329 220 111

Visit: www.hlp.co.uk

Hellier Langston

Ground Floor, E1 Fareham Heights

Standard Way

Fareham PO16 8XT

To Let

Retail Premises

Description

The property, which is located within a densely populated area, comprises a ground floor retail shop with basement store, which can be accessed by an internal staircase or via the garage door at the rear, where there is also a parking space.

The property sits within a popular parade on the south side of Havant Road which has a variety of occupiers.

Accommodation

The property has been measured and has the following approximate net internal areas:

	sq. m.	sq. ft.
Sales	51.25	552
Basement Store	12.75	148
Total:	64	700

Terms

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

Rent

£14,000 per annum exclusive.

VAT

All prices quoted are exclusive of VAT.

Rateable Value

Shop and premises - £9,900

Source:

www.tax.service.gov.uk/business-rates-find/search

Energy Performance Certificate

Rating - E108

Legal Costs

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

Code for Leasing Business Premises

The Code of Leasing Business Premises in England and Wales strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or Solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.



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Location

Drayton is a popular residential suburb located approximately 4 miles north of Portsmouth City centre.

Viewing

Strictly through sole agents Hellier Langston.



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