



HELLIER  
LANGSTON  
Commercial Property Consultants

# TO LET

**14 Park Road South, Havant, Hampshire PO9 1HB**  
**Town Centre Retail/Office Unit**



## KEY FEATURES

Highly visible retail / office unit

Strong footfall and traffic flow

Town centre location

Close proximity to Solent Retail Park &  
Central Retail Park

Near to Domino's, McDonalds, J D  
Wetherspoons, Burger King, Majestic,  
NatWest, Halifax, Specsavers & Boots

4 x parking spaces at rear

Two storey

Call us on: **01329 220 111**

Visit: **[www.hlp.co.uk](http://www.hlp.co.uk)**

**Hellier Langston**

Ground Floor, E1 Fareham Heights  
Standard Way  
Fareham PO16 8XT

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## Town Centre Retail/Office Unit

### Description

The property, which is located along the main thoroughfare from the A27 junction, forms part of a large commercial terrace comprising a variety of retail occupiers including fast food, barber shop, hair and beauty salons, florist, café & general retail.

The property comprises a self-contained two storey retail / office unit which benefits from excellent amenities locally.

There is a central heating system plus numerous suspended and wall mounted air conditioning units across both floors.

### Accommodation

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

	sq. m.	sq. ft.
Ground floor	92.04	991
First Floor	55.49	597
<b>TOTAL</b>	<b>147.53</b>	<b>1,588</b>

### Terms

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

### Rent

£18,400 per annum.

### VAT

All prices quoted are exclusive of VAT. We understand the property is not VAT elected.

### Rateable Value

Shop and premises - £11,500

Source:

[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

### Energy Performance Certificate

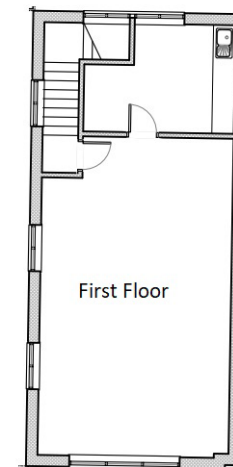
Rating – C67

### 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 (1<sup>st</sup> edition, February 2020) can be found on the RICS website.



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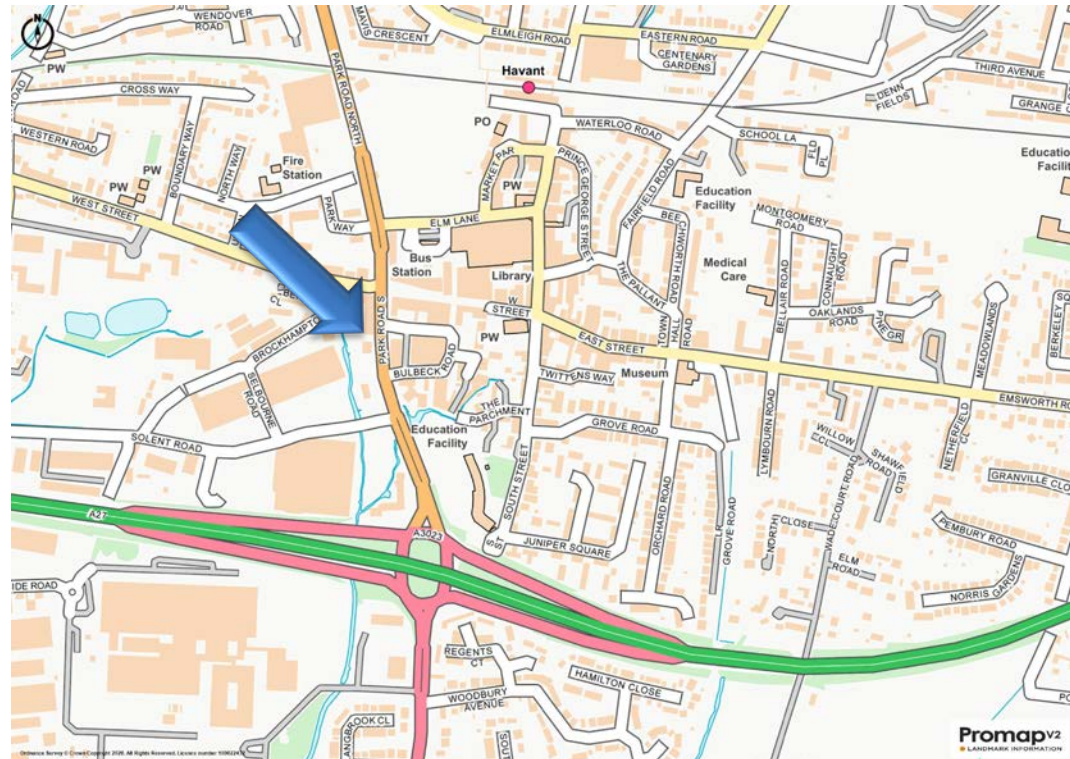
### Location

Havant is a popular town located on the south coast close to the Hampshire/West Sussex border, approximately midway between the cities of Portsmouth and Chichester. The town benefits from good communication links with road access via the A27 to the M27 and a direct rail link to Portsmouth and London Waterloo.

The subject property is situated on Park Road South within the popular commercial and retail district opposite the pedestrianised section of West Street which leads on to Meridian Shopping Centre and Havant Train and bus stations.

### Viewing

Strictly by appointment through sole agents Hellier Langston.



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