

13 & 15 Park Parade, Havant
PO9 5AA



TO LET

Two Self-Contained Retail Units

From 760 sq ft to 1,747 sq ft

Key Features

- Well located within busy pedestrian precinct
- Large public car park nearby
- No. 13 - 987 sq ft
- No. 15 - 760 sq ft
- Open plan retail units
- Rent £10,000 pax, per unit
- 100% business rate relief possible
- Available separately or combined
- Nearby occupiers include Tesco, Boots, Superdrug, New Look and Iceland

Location

The property is situated within the pedestrianised part of Park Parade, fronting the pedestrian precinct with a public car park to the rear. Park Parade is positioned in a predominantly residential area, with the shopping precinct servicing the large residential catchment of Leigh Park.

The area has good car parking provision and a number of national retailers such as Tesco, Boots, Superdrug, 99p Store and Card Factory are represented. To the south is Havant town centre, a short drive away along with the A3 and A27 travel networks

Accommodation

We have measured and calculate the accommodation to have the following approximate Net Internal Area (NIA):

Description	sq m	sq ft
No. 13 Total NIA	91.70	987
No. 15 Total NIA	70.62	760
Grand Total NIA	162.32	1,747

Terms

Both units are available to let by way of a **new (effectively) full repairing and insuring lease/s** for a term to be agreed at a commencing rent of **£10,000 per annum exclusive (per unit)**.

VAT

Price is quoted exclusive of, but may be subject to VAT.

Viewings and Further Information

Please contact the sole agents Flude Commercial incorporating Garner Wood:

portsmouthproperties@flude.com

023 9262 9000

www.flude.com



Planning

We understand that the premises benefit from Class A1 use within the Use Classes Order 1987 (as amended).

EPC

The premises have the following EPC ratings:

No. 13 C (64)

No. 15 To be confirmed

Business Rates

The Rateable Value under the 2017 list is:

No. 13 £7,400

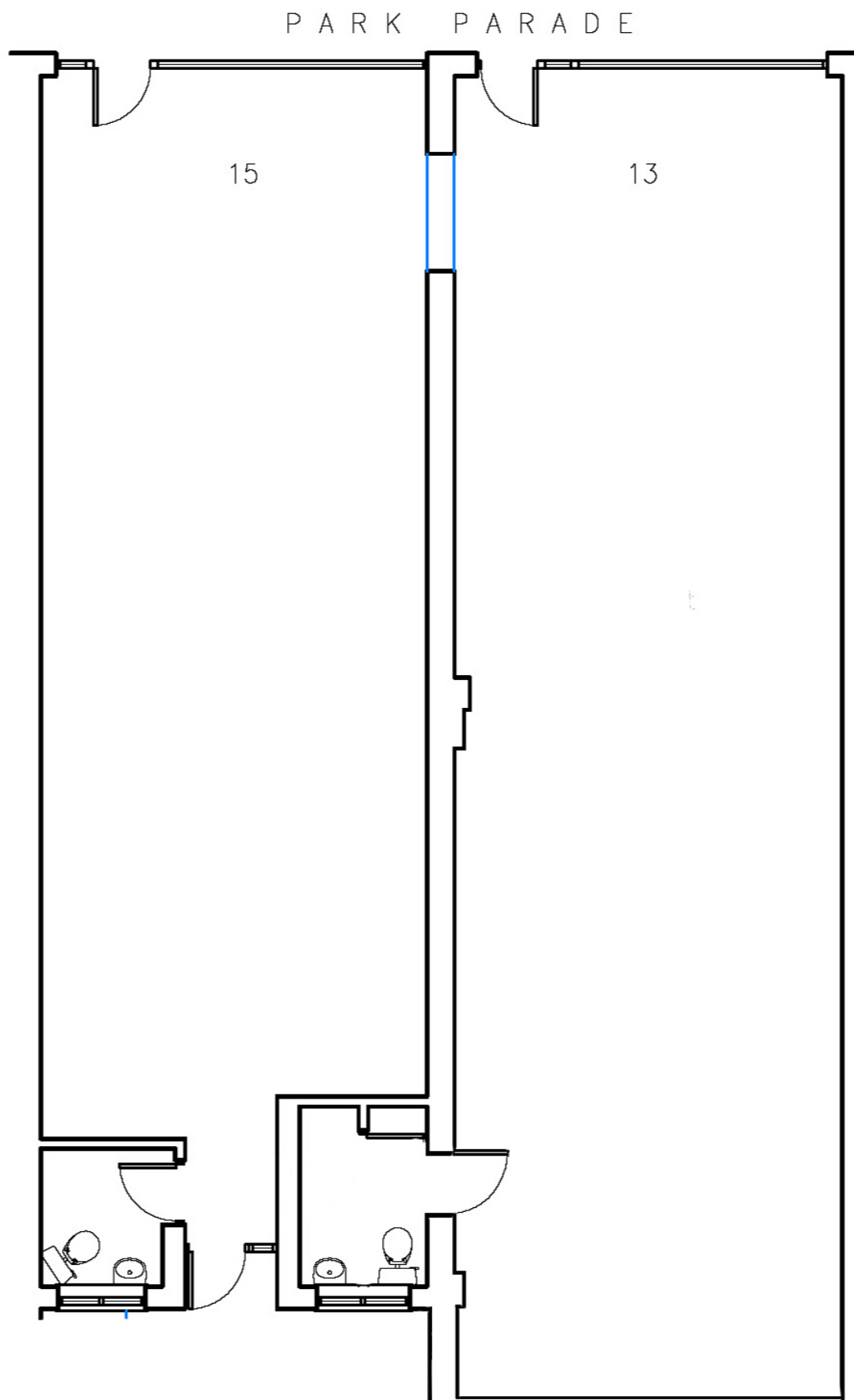
No. 15 £7,200

As the RVs are below £12,000 we believe 100% small business rate relief is possible if occupied separately.

Legal Fees

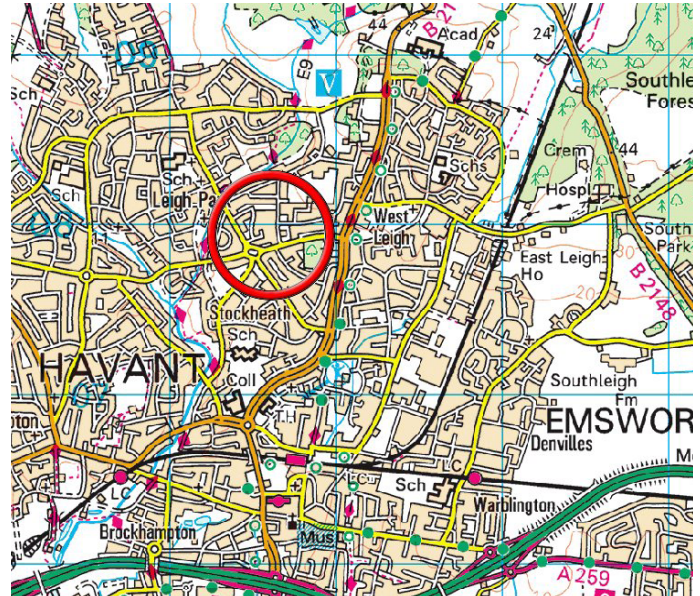
Each party to bear their own legal costs incurred.

Location Maps



For identification purposes only.

Location Maps



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Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

19 February 2019