



208 Havant Road
Drayton, Hampshire PO6 2EH

TO LET

CLASS E PREMISES

Ground Floor Sales Area 99.98 sq m
(1,076 sq ft)

Key Features:

- Busy retail location and vehicular throughfare
- Self-contained first floor one bedroom flat
- Open plan sales area
- Former KFC unit
- Rear loading and parking
- Shell Condition
- Lower ground floor storage 1,064 sq ft
- Rear loading and parking
- New FRI lease available
- Rent £25,000 pax
- Nearby occupiers include The Co-Op, Kassia, Fry & Kent, Fine & Country, Betfred and C&Co Hairdressing





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Location

Drayton is a popular residential suburb of Portsmouth, with excellent transport links and local facilities.

The property is situated on the southern side of Havant Road, a busy throughfare linking Cosham (M27) from the west and Farlington (A3/M27) from the east. Nearby occupiers include The Co-Op, Kassia, Fry & Kent, Fine & Country, Betfred and C&Co Hairdressing.

Accommodation

The property comprises a mid-terraced, two-storey building with a lower ground floor.

Internally, the ground and lower ground floors were configured as a KFC restaurant, but the former tenant has stripped the unit.

The first floor is arranged as a one bedroom flat, which is self-contained and independently accessed from the rear.

Externally, there is rear loading and parking.

The property has the following approximate NIA:

| Area | Sq M | Sq Ft |
|--------------------|---------------|--------------|
| Ground Floor | 99.98 | 1,076 |
| Lower Ground Floor | 98.84 | 1,064 |
| First Floor Flat | 66.31 | 714 |
| Total | 265.13 | 2,854 |

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.

29 March 2022

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1, D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a rent of £25,000 per annum exclusive.

Business Rates

Rateable Value (2017): £15,000.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

EPC

We understand the property to have an EPC rating of C (75).

VAT

We understand the property is not registered for VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Sebastian Martin
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