

Havant - 58 West Street, Hampshire PO9 1PG
Restaurant and Residential Flat with Parking to Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Havant - 58 West Street, Hampshire PO9 1PG

Restaurant and Residential Flat with Parking to Rent



Property Features:

- Comprises ground floor restaurant with self-contained first floor flat
- Suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Flexible terms to fit your needs
- Available on a new lease with terms to be agreed by negotiation
- Nearby occupiers include McDonalds, KFC, Thomas Cook and more.

Property Description:

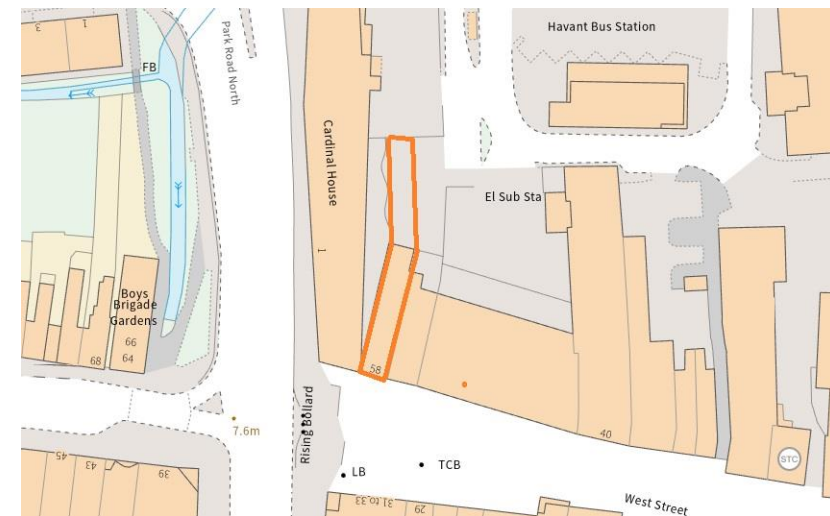
The property comprises ground floor restaurant and self-contained flat at first floor. The residential flat is separately accessed and provides 3 Rooms, Kitchen and Bathroom/WC. The property includes car parking at rear and provides the following accommodation and dimensions:

Ground Floor Restaurant: 138 sq m (1,480 sq ft)

Open plan restaurant, Commercial Kitchen, Storage

First Floor Flat: 46 sq m (496 sq ft)

3 Rooms, Kitchen, Bathroom



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £538.46 per week (PCM: £2,333.33)

Deposit: £7,000 (3 Months)

Rateable Value:

Rateable Value - £12,500 p.a.

Rates Payable - £1,000*

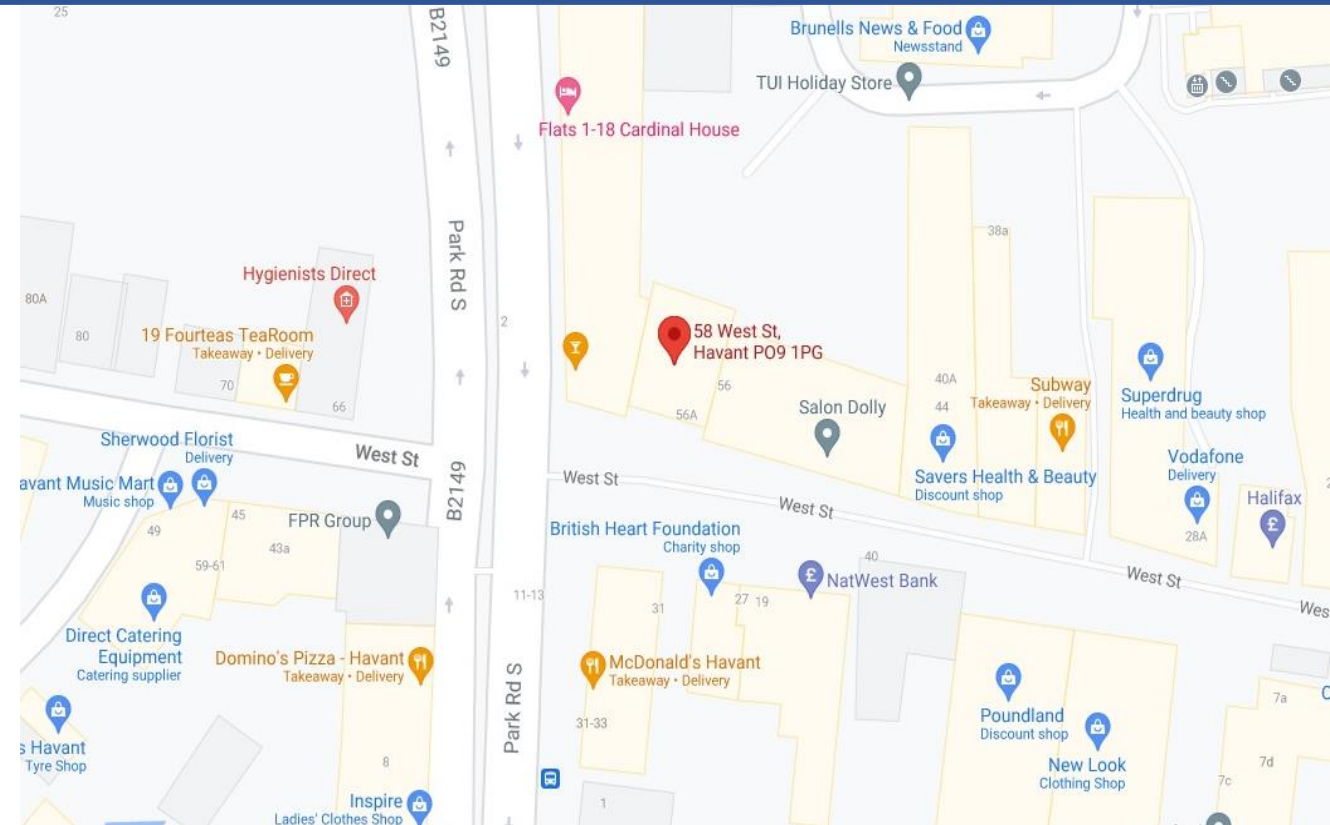
*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a D Rating. Certificate and further details available on request.

Location:

Havant is strategically located on the A27/M27/A3(M) and forms part of the extensive M27 / Solent corridor, providing easy access to Portsmouth, Southampton and London. Havant benefits from a mainline railway station with direct trains to London and the south coast. The property is situated in the centre of Havant, on the northern side of West Street. There is public car parking nearby and the railway station is located a short distance from the premises. Nearby occupiers include McDonalds, Thomas Cook and British Heart Foundation.



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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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