



66 WEST STREET, HAVANT, PO9 1LN

OFFICE / RETAIL TO LET

1,369 SQ FT (127.18 SQ M)



Summary

Three Storey Office / Retail Premises TO LET

| | |
|----------------|---|
| Available Size | 1,369 sq ft |
| Rent | £16,500 per annum |
| Rateable Value | £11,000 Based on April 2023 valuation |
| EPC Rating | C |

- Prominent location
- Close to Havant Town Centre
- 0.4 miles from Havant Train Station
- Conversion opportunity subject to planning
- Kitchenette
- WC's
- Mix of open plan and cellular offices



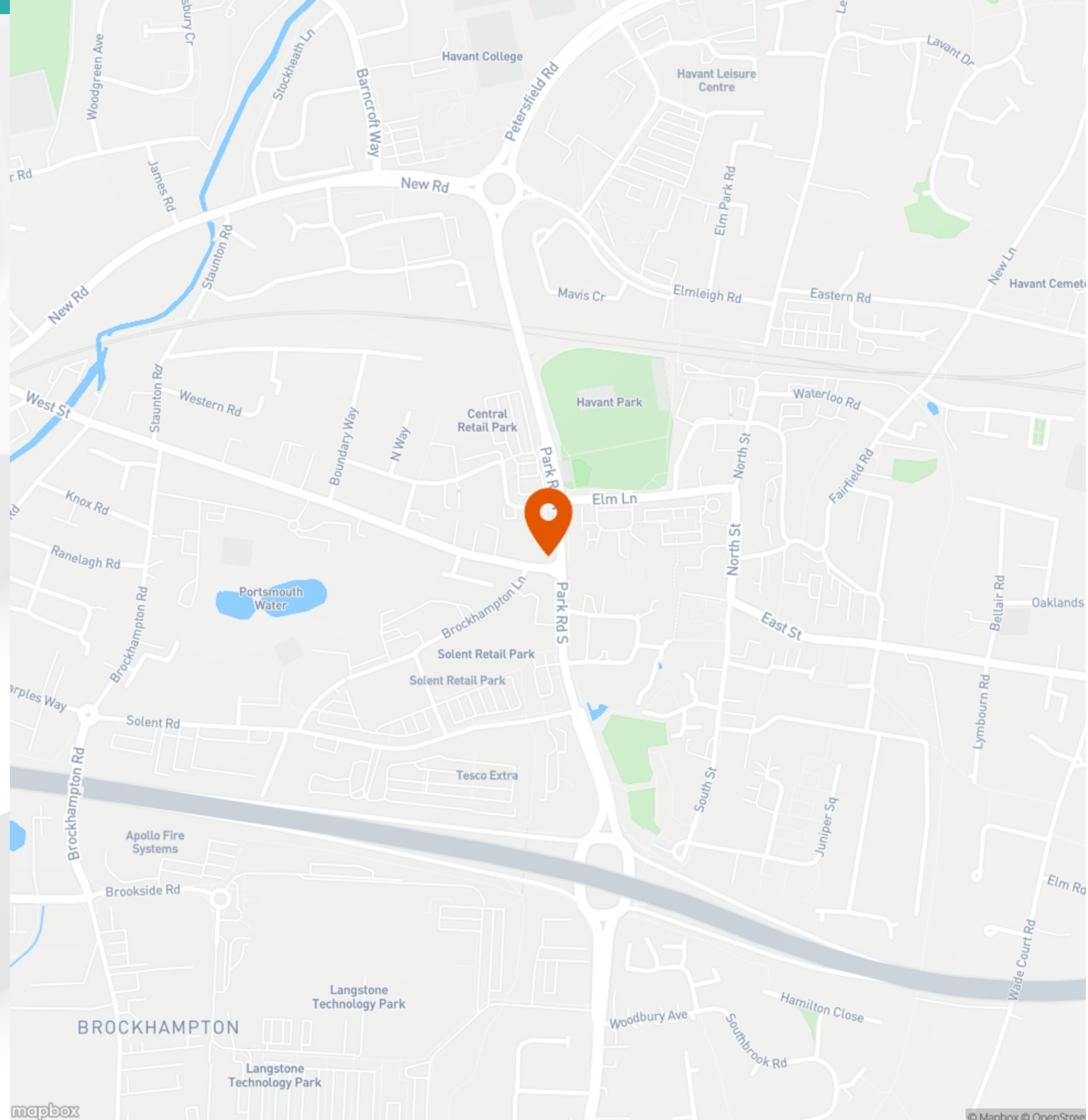
Location



66 West Street, Havant, PO9
1LN

The property is prominently located on the corner of West Street and Park Road South. Park Road South being an arterial route into Havant Town Centre, but also providing quick access to the A27 and M27.

The property benefits from being just 0.4 miles walk from Havant Train Station, a main line station providing direct access to London within 1.5 hours.





...AL / RESPIRIT

A vertical board with multiple colored sections (blue, yellow, red, green) containing small text and icons, possibly a project management or organizational chart.

A collection of notices and papers pinned to the wall near the entrance door.

A small poster or notice pinned to the wall near the window.

A bulletin board with various papers, photos, and colorful stars pinned to it.



Further Details

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------|--------------|---------------|--------------|
| Ground | 461 | 42.83 | Available |
| 1st | 564 | 52.40 | Available |
| 2nd | 344 | 31.96 | Available |
| Total | 1,369 | 127.19 | |

Description

The property comprises a three storey office/retail property of brick and clay tile construction with large hardwood double glazing to the ground floor, hardwood sash double glazing to the first floor and velux windows within the roof of the second floor.

The ground floor is open plan accommodation and is currently being used as office space, with a suspended ceiling and fitted carpet. There is an under the stairs storage cupboard.

The first floor has been split into cellular offices, two WC.'s and a kitchenette.

The second floor within the roof space comprises a large open plan room and an individual office.

All three floors benefit from gas fired central heating.

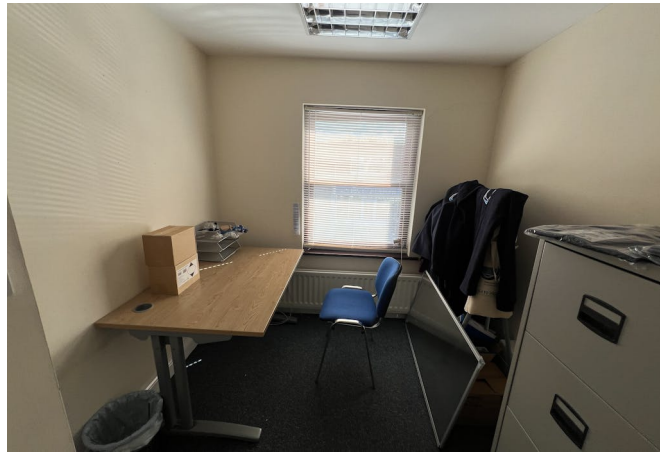
Viewings

Strictly by appointment through the sole agent.

Legal Costs

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







Enquiries & Viewings



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