

## **A1 / A2 RETAIL PROPERTY**

### **Short Term Letting Opportunity**

**51 MARKET PARADE**  
**HAVANT**  
**PO9 1PY**



#### **Location**

The property is an important corner unit with extensive retail frontage in Havant Town Centre.

Market Parade offers good secondary retail trading close to Havant Main Line Railway Station and having the benefit of good on street parking and proximity to the town centre car parks.

#### **Description**

The property is arranged to provide lock up shop premises having the following approximate dimensions:

Ground floor	FT	M
Width (Max)	37' 0"	11.3 m
Depth (Max)	22' 2"	6.7m
Office Area	759 sq ft	70.5sq m
Ancillary	87 sq ft	8.1 sq m
WC Accommodation		

There is also one parking space available behind the unit.

#### **Terms**

We are instructed to arrange a new short term lease, outside the security of tenure provisions of the Landlord and Tenant Act at a commencing rental of £5,750 pax. VAT is payable.



The Code of Practice for Commercial Leases recommends that parties intending to enter into leases should seek early advice from property professionals or Lawyers. Alternative terms may be requested subject to negotiations

#### **Legal Costs**

The ingoing tenant will be required to contribute £600 plus VAT to the costs of forming the new lease.

#### **Viewing**

All arrangements must be made by prior appointment with Sole Agents **GARNER WOOD** on **023 9262 9000**.

GW0002460.Oct 2016

HAVMARKET PARADE51

# **GARNER WOOD**

**Tel: 023 9262 9000**

## **Particulars**

- **MARKET PARADE**
- **PROMINENT SHOP**
- **64'0" FRONTAGE**
- **SHORT TERM LET - £5,750 PAX**
- **EPC RATING: E (122)**
- **RATEABLE VALUE: £9,200 SOURCE: VOA (04/2017)**
- **VAT ALL TERMS QUOTED ARE EXCLUSIVE OF VAT (EXCEPT WHERE SPECIFICALLY STATED).**
- **SERVICES PLANT EQUIPMENT AND FIXTURES NOT TESTED.**

## Energy Performance Certificate Non-Domestic Building



51, Market Parade  
HAVANT  
PO9 1PY

Certificate Reference Number:  
9283-3046-0202-0500-7825

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

◀ **122** This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 84  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 122.52

### Benchmarks

Buildings similar to this one could have ratings as follows:  
**70** If newly built  
**141** If typical of the existing stock

**Garner Wood** have a highly qualified professional team with great depth of experience in the property market.

We offer a comprehensive professional service and our main activities include:

- **Agency**
  - Retail Property
  - Business Space
  - Industrial Units
  - Hotels & Guest Houses
  - Investment Property
  - Business Broking
- **Professional**
  - Valuation Reports
  - Rent Reviews
  - Lease Renewals
  - Rating Advice
  - Compensation
  - Development & Planning
- **Management**
  - Commercial & Residential
  - Residential Lettings