



Class E / Sui-Generis Betting Shop

TO LET

22B ELM GROVE
HAYLING ISLAND
HAMPSHIRE
PO11 9EF

Key Features

647 sq ft (60 Sq m) Ground Floor shop
2 Bedroom Flat above and Garage included
Busy Hayling Island Location
Between two popular and long-standing local businesses
£19,850 PAX



Wheeler & Lai
Chartered Surveyors
Commercial Property Surveyors,
Valuers and Advisors



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Location

The property is situated on Elm Grove with both national and independent retailers in close proximity, including Sainsbury's Local, Domino's Pizza, The Beauty Salon, Groves Restaurant & Bar, The Post Office and Hayling Hardware.

Elm Grove is a busy thoroughfare to the sea front and close to Mengham Road shops. The A27 and M275 motorway network is within easy reach.

Description & Measurements

The property comprises a ground floor open plan retail area, with ancillary staff amenities to the rear.

It includes a self-contained 2 bed flat above, which is accessed from the rear of the parade, providing an open plan kitchen living room, bathroom and two bedrooms.

There is a single garage included, located within a block at the rear of the building.

The following are the approximate dimensions and areas of the shop element:

	M	Ft
Shop		
Frontage	4.8	15' 9"
Built Depth	15m	49' 2"
Shop Depth	12.5m	41' 0"
Sales area	54 sq m	586 sq ft
Ground Floor Total area	60 sq m	647 sq ft
Flat		
Living room	18 sq m	199 sq ft
Kitchen	9.5 sq m	102 sq ft
Bathroom	5.3 sq m	58 sq ft
Bedroom 1	9.9 sq m	95 sq ft
Bedroom 2	14.4 sq m	155 sq ft

Garage – not measured



Terms

We are instructed to market the property on a new Full Repairing and Insuring Lease for a term to be agreed at the commencing rental of £19,850 per annum exclusive.

Tenant will be reimburse the landlord for the full building insurance to cover the shop, flat and garage.

Tenant to have responsibility to have their own insurance cover for the plate-glass, glazing and shop front.

EPC Rating:

Flat: TBC

Shop: C (60)

Council tax (Flat):

Band A

Rateable Value:

Shop: £8,800.00 (Source: VOA)

Legal Costs:

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

Joint Agents with:

NEXA: 023 9245 4389



Dominic K: hello@nexaproperties.com

Viewing Arrangements

All viewings are to be accompanied, please contact us as Joint Agents for this property:

Wheeler & Lai Chartered Surveyors: 023 9421 7335

Sau-Wan Lai: slai@wlsurveyors.co.uk

Rebecca Wheeler: rwheeler@wlsurveyors.co.uk

WHEELER & LAI
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