



**18-22 Greywell Road, Havant, PO9 5AL**  
OPEN PLAN RETAIL UNIT

### Summary

Tenure	To Let
Available Size	3,074 sq ft / 285.58 sq m
Rent	£29,500 per annum
Service Charge	£8,250 per annum
Rateable Value	£19,250 Likely to change as the first floor to be reclaimed
EPC Rating	B (32)

### Key Points

- Open Plan Sales Area
- Flexible Terms
- Rear Loading
- Extensive Parking In Surrounding Area

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## Description

18-22 is a open plan retail unit, with rear access to the adjoining Basing Road for loading. The property is currently occupied by New Look and has been fit out to their specification.

This unit occupies an excellent position opposite Iceland, Savers and Costa Coffee, amongst other local businesses and offers an open plan sales area on a single level with rear access.

The property lends itself to many different uses (STP).

## Location

Greywell Shopping Centre is an established district shopping complex with a majority of national multiple occupiers including Lidl, Farmfoods, Iceland, Costa Coffee and Greggs. Other nearby occupiers include Lidl. Extensive parking surrounds the scheme which occupies a prominent retailing location in the centre of Leigh Park with a dedicated immediate catchment of in excess of 30,000 people.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	3,074	285.58	Available
<b>Total</b>	<b>3,074</b>	<b>285.58</b>	

## Terms

£29,500 per annum, exclusive of rates, service charge & VAT.

Available to let on a new flexible full repairing and insuring lease for a term to be agreed.

## Business Rates

Current rateable value: £19,250\* - VOA

\*The upper and lower parts can be split, which may alter the RV.

You are advised to speak with the local authority regarding business rates.

## Other Costs

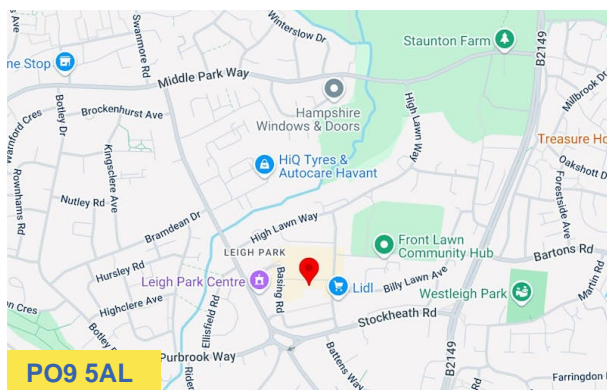
A service charge of £8250 pa is payable in respect of maintenance and repair of the Centre.

Building insurance £3000 pa for the current policy term.

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

Unless stated, all prices and rents are quoted exclusive of VAT.

VAT - applicable



## Viewing & Further Information

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