

TO LET



HOLLOWAY ILIFFE & MITCHELL

GROUND FLOOR RETAIL UNIT

900 Sq Ft (83.61 Sq M)

**21 Lavant Street
Petersfield
Hampshire**

SATNAV GU32 3EL



- ▼ Busy Trading Position
- ▼ 1 Allocated Parking Space
- ▼ New Lease Available
- ▼ Open Plan Retail Space



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LOCATION

The premises are located centrally within Lavant Street, approximately 200 metres from the railway station, and a similar distance to The Square.

Petersfield benefits from Rams Walk Shopping Centre, anchored by Waitrose and Lavant Street proves a busy thoroughfare between Rams Walk and the railway station.

DESCRIPTION

The property offers a ground floor retail lock-up unit, with clear open span retail space, additional ancillary / storage space, staff room and W.C.

To the rear is a single parking space.

ACCOMMODATION

Shop	62.7 sq.m / 675 sq.ft
Staff room	8.3 sq.m / 89 sq.ft
Ancillary Office / Storage	12.6 sq.m / 136 sq.ft

Outside - a single parking space

TERMS

£16,500 per annum exclusive of VAT

A new lease is available on full repairing and insuring terms, for a term to be agreed.

BUSINESS RATES

Rateable value: £11,750.
Uniform business rates payable for 2018-2019: £0
Source: voa.gov.uk

The above calculations are based on the following limitations:

- Small business rate relief applies only to occupied properties.
- A percentage reduction in your rates bill only applies if you only occupy one property.

You are advised to confirm the rates payable with the local council before making a commitment.

OTHER COSTS

A service charge is payable to cover costs such as maintenance and repair of common parts, landscaping and management fees etc.

Additionally building insurance is also payable.

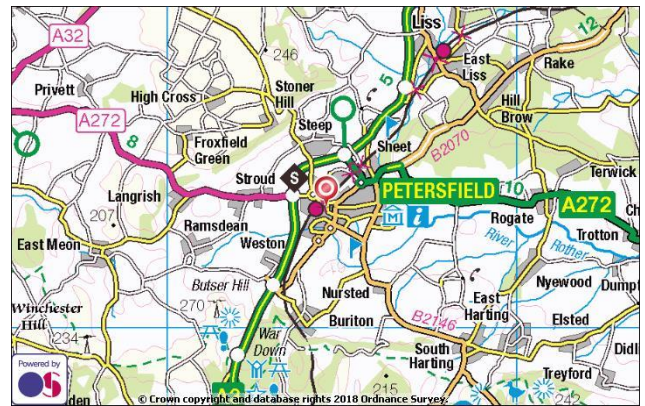
Each party to be responsible for their own legal costs incurred in the transaction.

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

EPC RATING

D (93)

LOCATION PLAN



DISCLAIMER

Holloway Iliffe & Mitchell Limited

Registered Office: 10 Acorn Business Park Northharbour Road Portsmouth PO6 3TH

For the Lessors or Vendors of this instruction, whose Agents they are, give notice that: These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property.

VIEWING

Strictly by appointment with sole agents

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As responsible landlords, our client has regard to the recommendations of the Code of Practice for Commercial Leases in England & Wales. If you are professionally represented, you should ask your advisor for a copy. Alternatively, the document can be found at www.lettingbusinesspremise.co.uk or be obtained from The Royal Institution of Chartered Surveyors (Tel: 020 7343 3806) in accordance with the code, our client is willing to consider alternative lease terms to those proposed. If you wish to suggest different terms, please set these out clearly in your reply. Please bear in mind however that variations may affect the level of rent proposed.

