



Havant Park Lodge, 7 Park Road North,
Havant, Hampshire, PO9 1HE

TO LET

EXPRESSIONS OF INTEREST SOUGHT

Total Size - 56.28 sq m (606 sq ft)

Key Features:

- Well located within Havant town centre
- Prominent roadside location
- Opposite Central Retail Park and within Havant Park
- Close to bus station and public parking
- New FRI lease available
- May be suitable for a mix of uses
- Nearby occupiers include Aldi, German Doner Kebab, KFC, Wetherspoons and Wickes





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Location

Havant is strategically located on the A27/M27/A3(M) and forms part of the extensive M27 / Solent corridor, providing easy access to Portsmouth, Southampton and London. Havant benefits from a mainline railway station with direct trains to London and the south coast.

The property is situated on a eastern side of Havant Park, within the town centre. It is set below and immediately abutting the pavement to Park Road North (B2149), a very busy traffic route which links the town centre or Leigh Park to the A27. On the western side of Park Road North there is a modern retail warehouse development and immediately to the south, there is a children's play area and recreation ground to the east. The town centre and bus station is a short walk away.

Nearby occupiers include Aldi, German Doner Kebab, KFC, Wetherspoons and Wickes.

Accommodation

The property comprises a lodge building from a late Victorian/Edwardian time. Internally, it has a small lobby on the ground floor, together with three further rooms. There are two rooms at first floor level. There is also a WC to the rear which is access externally.

We understand the accommodation to have the following approximate NIA:

Area	Sq Ft	Sq M
Ground Floor	367 sq ft	34.06 sq m
First Floor	239 sq ft	22.22 sq m
Total	606 sq ft	56.28 sq m

Business Rates

All interested parties to make their own enquiries.

VAT

We understand that the property is not elected for VAT.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

September 2023

Opportunity

The property has enjoyed a variety of uses in the past as a café, offices and residential accommodation, though is likely to require alterations and refurbishment depending on use. The Council would consider offering some external space as part of the lease if that is of interest to an incoming tenant. The property may suit a start-up business looking for affordable premises and its park location could lend itself to the sale of hot and cold refreshments for external consumption, with 'live-in' accommodation for the business owner. All uses will be considered, subject to planning.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed. Offers will be considered as part of the EOI process.

EPC

We understand the property has an EPC rating of E (110).

VAT

We understand that the property is not elected for VAT.

Legal Fees

The incoming tenant will pay a contribution towards the landlords professional fees of £1,250 plus VAT.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Alice Masterman

a.masterman@flude.com

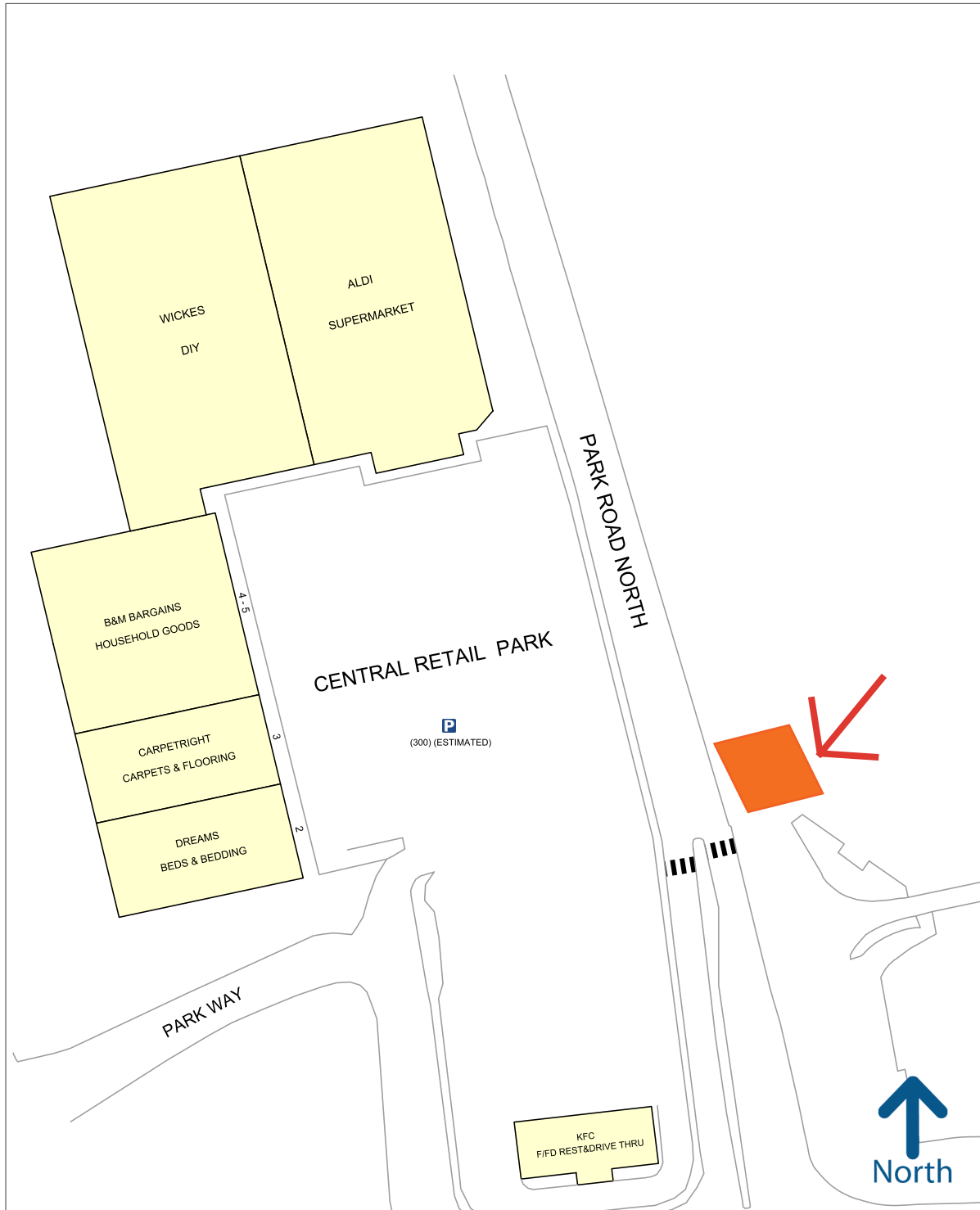
023 9262 9006

www.flude.com





GOAD Map



50 metres



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Experian Goad Plan Created: 29/09/2023
Created By: Flude Property Consultants

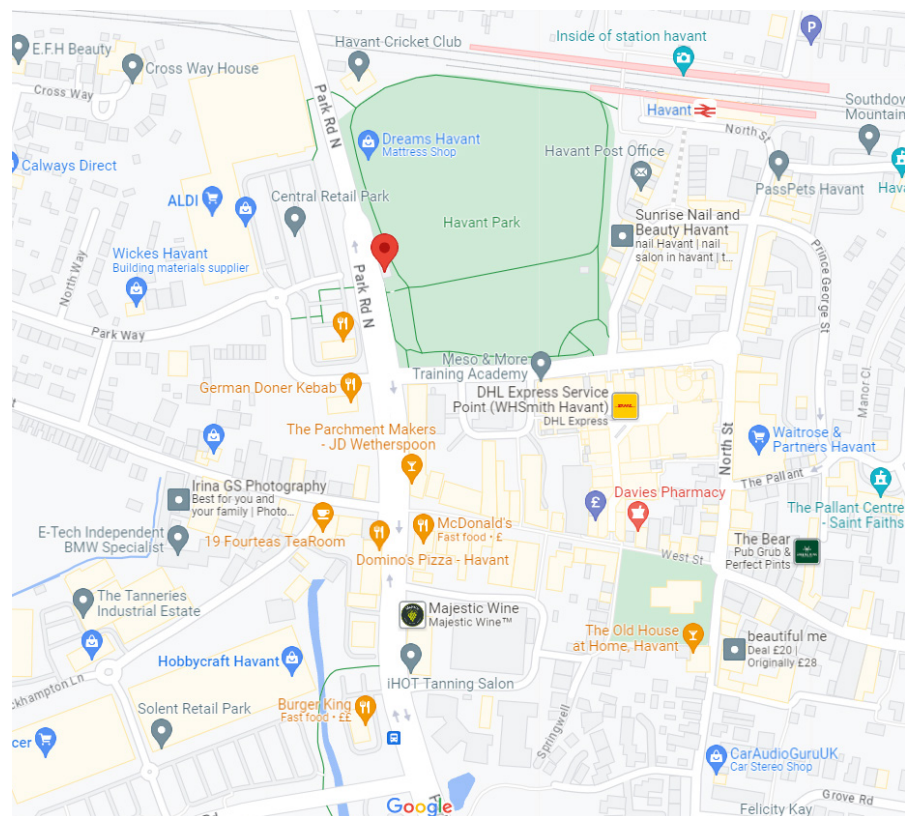
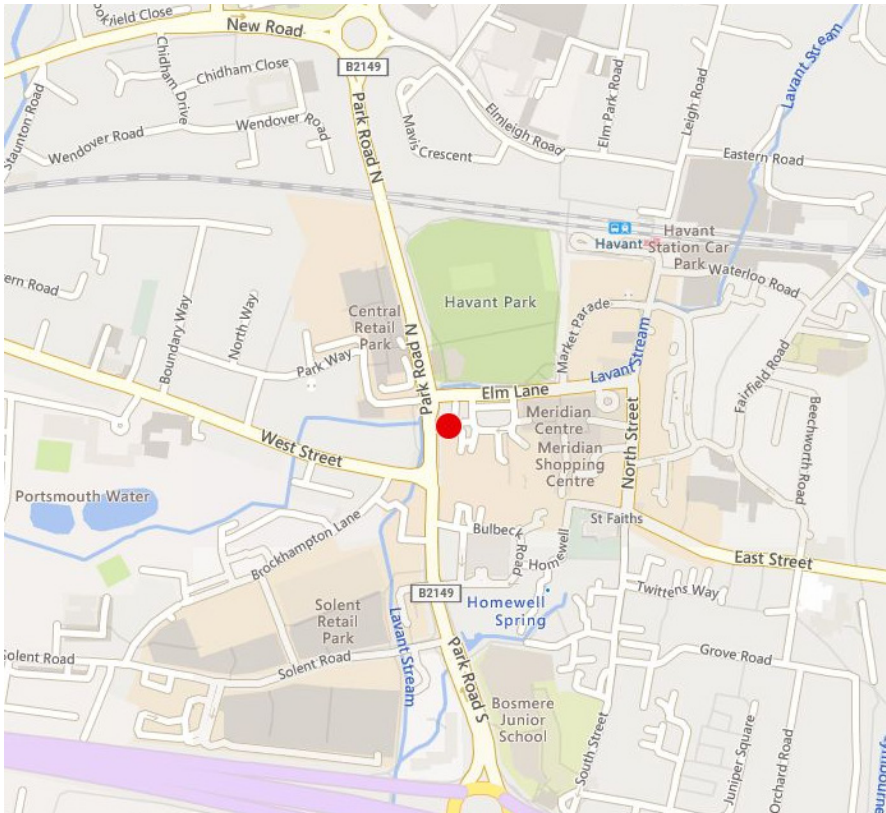
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For identification purposes only.



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Maps



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