



**FOR SALE**

2-8 Greywell Road & 28-36 Park Parade  
Leigh Park, Havant, Hampshire PO9 5AL





## Key Features

- Well located within busy pedestrian shopping precinct
- Forms part of an established retail parade
- Close to local amenities and public transport links
- Extensive parking in surrounding area
- Total accommodation 8,944 sq ft
- Potential to split
- Total gross passing rent £131,421.84
- Freehold
- VAT is not applicable
- Of interest to investors
- Price on application
- Occupiers nearby include Costa, Farmfoods, Greywell Pharmacy, The Post Office and Savers
- Close to Greywell Shopping Centre



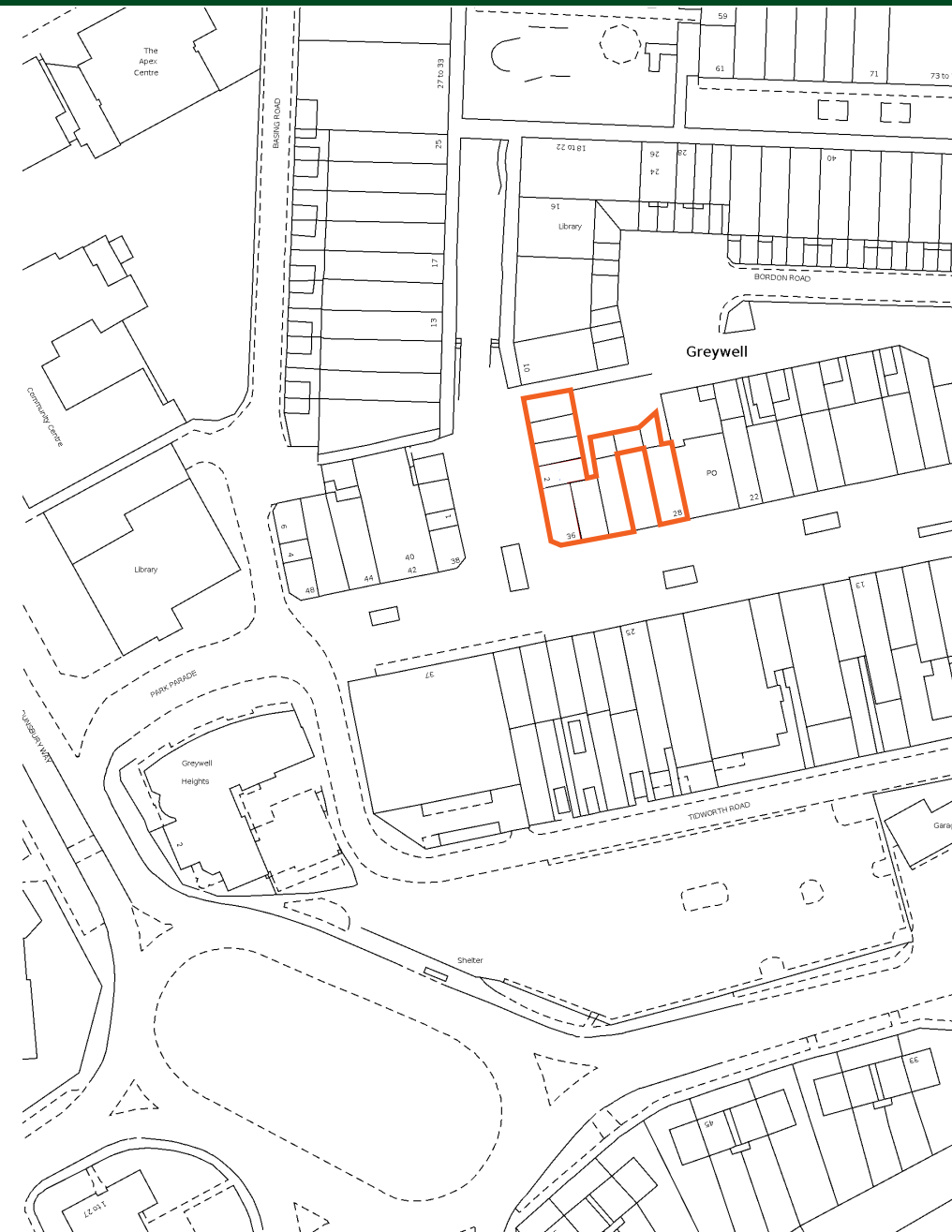


## Location & Situation

The property is situated within the pedestrianised part of Park Parade, fronting the pedestrian precinct with a public carpark to the rear. Park Parade is positioned in a predominantly residential area, with the shopping precinct servicing the large residential catchment of Leigh Park.

The area has good car parking provision and a number of national retailers such as Costa, Farmfoods, Greywell Pharmacy, The Post Office and Savers.

To the south is Havant town centre, a short drive away along with the A3 and A27 travel networks.





## Tenancy and Accommodation Schedule

Unit	Tenant	Start	Expiry	NIA GF (sq ft)	Rent (pa)	Rent (pcm)	RV / Band	EPC	Comment
2 Greywell Road	Hair extensions	28/02/2023	28/02/2026	334	£4,601.52	£383.46	£4,550	E (Oct 2034)	
2a Greywell Road	Residential			312	£5,700	£475	A	D (Jun 2027)	
4a Greywell Road	Residential	04/10/2012		323	£5,700	£475	A	E (Mar 2028)	125 long leasehold
6 Greywell Road	Barbers	01/09/2023	31/08/2026	344	£5,438.40	£453.20	£4,300	D (Sep 2034)	
6a Greywell Road	Residential	01/06/2020		301	£7,500	£625	A	D (Feb 2033)	Rent increased 01/09/24
8 Greywell Road	Baby Clothing	03/08/2024	02/08/2027	388	£5,196	£433	£4,250	E (Sep 2034)	
8a Greywell Road	Residential	20/08/2020		323	£7,800	£650	A	E (Mar 2028)	Rent increased 01/09/24
28 Park Parade	Dance Studio	14/06/2023	30/06/2026	883	£7,802.52	£650.21	£6,900	D (Nov 2034)	
28a Park Parade	Residential	23/09/2021		829	£11,940	£995	A	C (Aug 2033)	New rent from December
32 Park Parade	Photo Studio	01/01/2023	31/12/2025	753	£6,000	£500	£6,800	C (Nov 2034)	
32a Park Parade	Residential	23/07/2018		807	£12,540	£1,045	A	C (Oct 2033)	New rent from December
34 Park Parade	Delicatessen	21/03/2023	31/03/2030	484	£7,752.48	£646.04	£5,300	B (Nov 2034)	
34a Park Parade	Residential	25/01/2021		861	£12,540	£1,045	A	C (Nov 2027)	New rent from December
36 Park Parade	Cafe	26/06/2024	31/05/2026	646	£9,550.92	£795.91	£5,400	C (Nov 34)	
36a Park Parade	Residential	01/12/2022		678	£10,800	£900	A	E (Jun 2027)	New rent from December
36b Park Parade	Residential	20/09/2019		678	£10,560	£880	A	D (Jun 2027)	New rent from December
Totals				8,944	£131,421.84	£10,951.82			

\* NB - Ground Floor, 4 Greywell Road & 30 Park Parade have seperate owners.





## Rateable Value

Please see Tenancy and Accommodation Schedule for details on Rateable Values.

## EPC

Please see Tenancy and Accommodation Schedule for details on EPC's.

## 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 are advised to make their own enquiries to satisfy themselves in respect of planning designation.





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## Tenure

Freehold.

## Terms

We have been instructed to market the freehold interest of the property subject to the tenancies. Price on application.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

## Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds.

Further information available on request.



## Further Information

Please contact the sole agents Flude Property Consultants:

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023 9262 9006

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November 2024

