



FOR SALE

40 West Street
Havant, Hampshire, PO9 1PG



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Key Features

- Havant is strategically located on the A27/M27/A3(M)
- Situated on a fully pedestrianised High Street
- Substantial retail unit - 4,799 sq ft
- Large two bedroom flat above
- Development potential
- Total rent £45,300 per annum
- Guide price £450,000 stc
- A purchase at this level would reflect a NIY of 9.43% after usual purchaser's costs of 6.80%
- Nearby occupiers include Specsavers, Greggs, New Look, Superdrug and The Works





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Location & Situation

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 the northern side of West Street, which is fully pedestrianised. Nearby occupiers include Specsavers, Greggs, New Look, Superdrug and The Works.





Description & Accommodation

The property comprises a substantial ground floor retail unit which provides open plan retail space, together with storage, office and WCs.

The unit benefits from rear servicing. There is also a large self-contained two bedroom flat above, which is accessed from the rear.

The property has the following approximate floor areas:

Area	Sq Ft	Sq M
Sales Area	4,140	384
Ancillary	659	61
Total	4,799	445
First Floor Flat	1,043	96
Grand Total	5,842	542





Rateable Value

Rateable Value (2023): £38,000.

Council Tax Band: TBC.

EPC

We understand the retail unit has an EPC rating of D and the flat has a rating of E.

Planning

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

Tenancy

The ground floor is let to Savers Health and Beauty Limited by way of a fifth year lease commencing 29 January 2024, inside the Act, with an effectively full repairing and insuring obligations. The tenant has a break option on the third anniversary of the lease. The passing rent is £34,500 per annum exclusive.

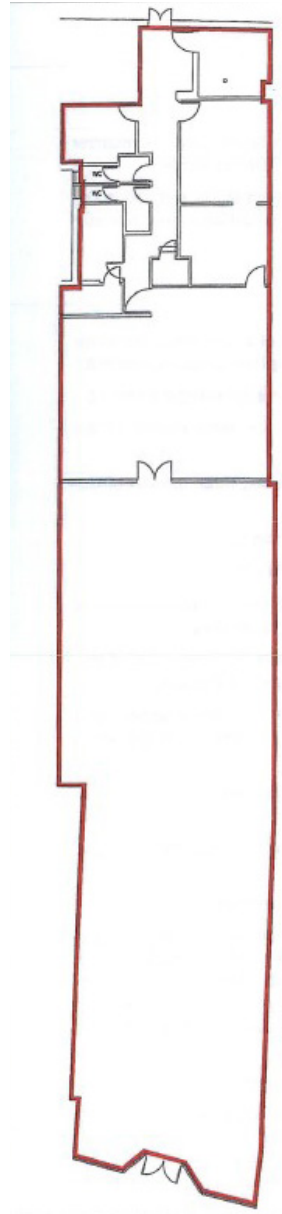
The flat is let on an AST at £10,800 per annum.

Therefore, the total rent is £45,300 per annum.





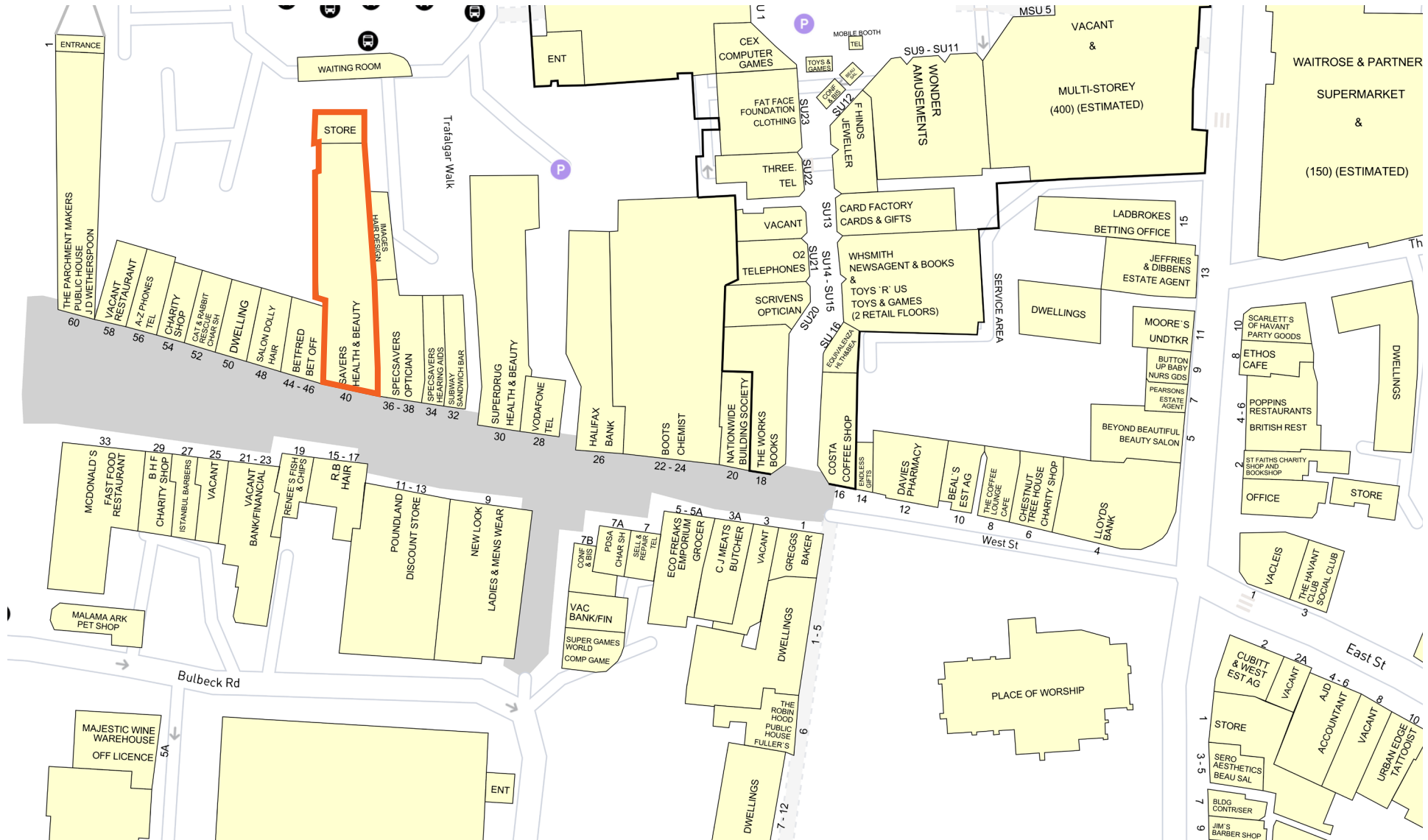
Floor Plan



For identification purposes only.



GOAD





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Terms

We have been instructed to market the property subject to the tenancies and quote a price of £450,000 for the freehold interest subject to contract. A purchase at this level would reflect a NIY of 9.43% after usual purchaser's costs of 6.80%.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand that the property is elected for VAT and therefore it is assumed that the sale will be treated by way of a Transfer of A Going Concern (TOGC).

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 9007

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.

March 2025

