Portsmouth
CITY COUNCIL

TO LET

82 BARNCROFT WAY, HAVANT, PO9 3AH

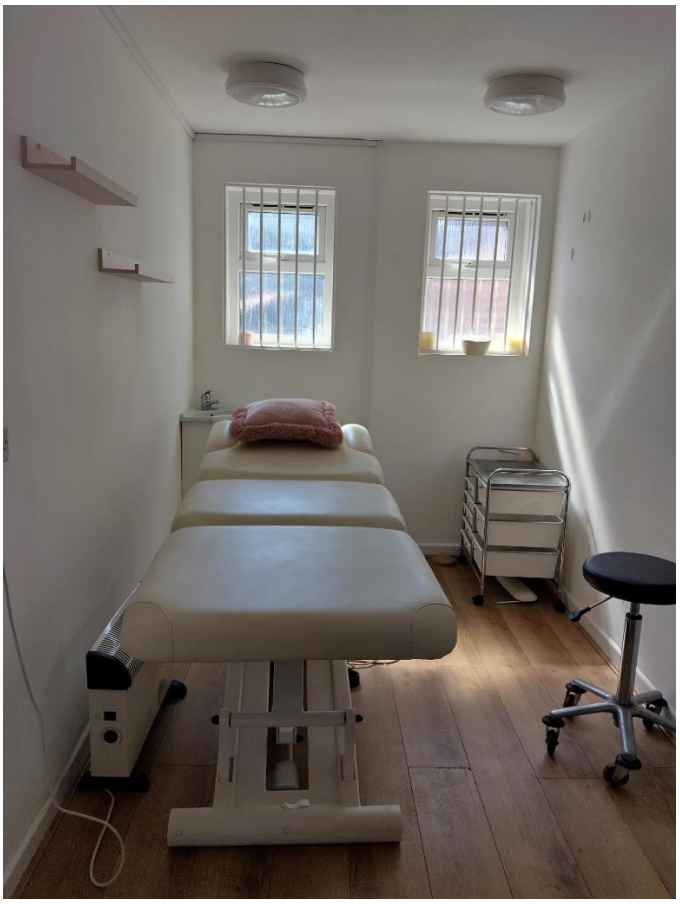
GROUND FLOOR LOCK UP SHOP
ESTABLISHED NEIGHBOURHOOD RETAIL PARADE
TOTAL NIA APPROXIMATELY 72.5m² (780sq.ft)

NEW LEASE AVAILABLE ON FLEXIBLE TERMS

Guide price: £1,125pcm (£13,500pa)

Portsmouth City Council hereby gives notice that to the extent permitted by law (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do nor constitute not constitute part of an offer or contract. (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but their accuracy is not guaranteed and any intending purchaser, lessee, mortgagee or other interested person should not rely on them as statements or representations of fact and must satisfy themselves by inspection, enquiries or otherwise as to the correctness of each of them. (iii) no person in the employment of Portsmouth City Council has the authority to make or give any representation of warranty whatever in relation to this property.

Welcome to
NTC
Regional Top 3



1. LOCATION

The property is located in Barncroft Way, a main thoroughfare running through Leigh Park, approximately 0.8miles Northwest of Havant town centre. Barncroft Way is accessed via New Road to the South and Purbrook Way to the north and forms part of a local bus route. The bus stop is situated approximately 100m north of the property. The retail unit is positioned in a densely populated residential area close to several educational facilities including Havant College, Barncroft Primary and Bidbury Junior School.

2. DESCRIPTION

The property forms part of the ground floor of a circa1950's neighbourhood shopping parade comprising of six units. Neighbouring occupiers include a convenience store, fish & chip shop and a tool hire shop. The unit benefits from rear access for occupiers and on road parking to the front of the parade.

3. ACCOMMODATION

The unit comprises the following areas: Retail Area: 53.56sq.m 577sq.ft, Rear Store: 12.42sq.m 134sq.ft, Kitchen Area: 5.75 sq.m 62sq.ft, TOTAL 65.98 sq.m 710sq.ft

The shop is comprised of a main retail area and private room within the back righthand corner. There are kitchenette facilities and a separate W/C beyond the main sales area and two storage areas with separate rear entrance at the back of the property.

SERVICES

The property offers single phase electricity and water. The in going tenant must make arrangements with the public utilities for the supplies.

4. TERMS

The premises are available on a new full repairing lease at a commencing rent of £13,500 per annum exclusive of rates and other outgoings. Flexible terms available subject to negotiation.

5. RATES

The in going tenant will be responsible for payment of the Business Rates. With regards to the actual rates payable, the prospective Tenant must direct all enquiries to Havant Borough Council.

6. INSURANCE

The Landlord will organise buildings insurance and recharge the premium to the incoming Tenant. The Tenant will be responsible for arranging its own contents and public liability insurance with a reputable insurer.

7. USE

The permitted use for the premises is general retail (A1) as defined by the Town and Country Planning (Use Classes) Order 1987. Please note that applications for takeaways and/or betting offices will not be considered for these premises.

8. COSTS

Each party to bear their own legal costs incurred in the transaction

9. ENERGY PERFORMANCE CERTIFICATE

The current Energy Performance Rating is for the property is E. A full copy of the report is available upon request.

10. VIEWING Strictly by appointment only. Contact details shown overleaf

For further details contact:

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