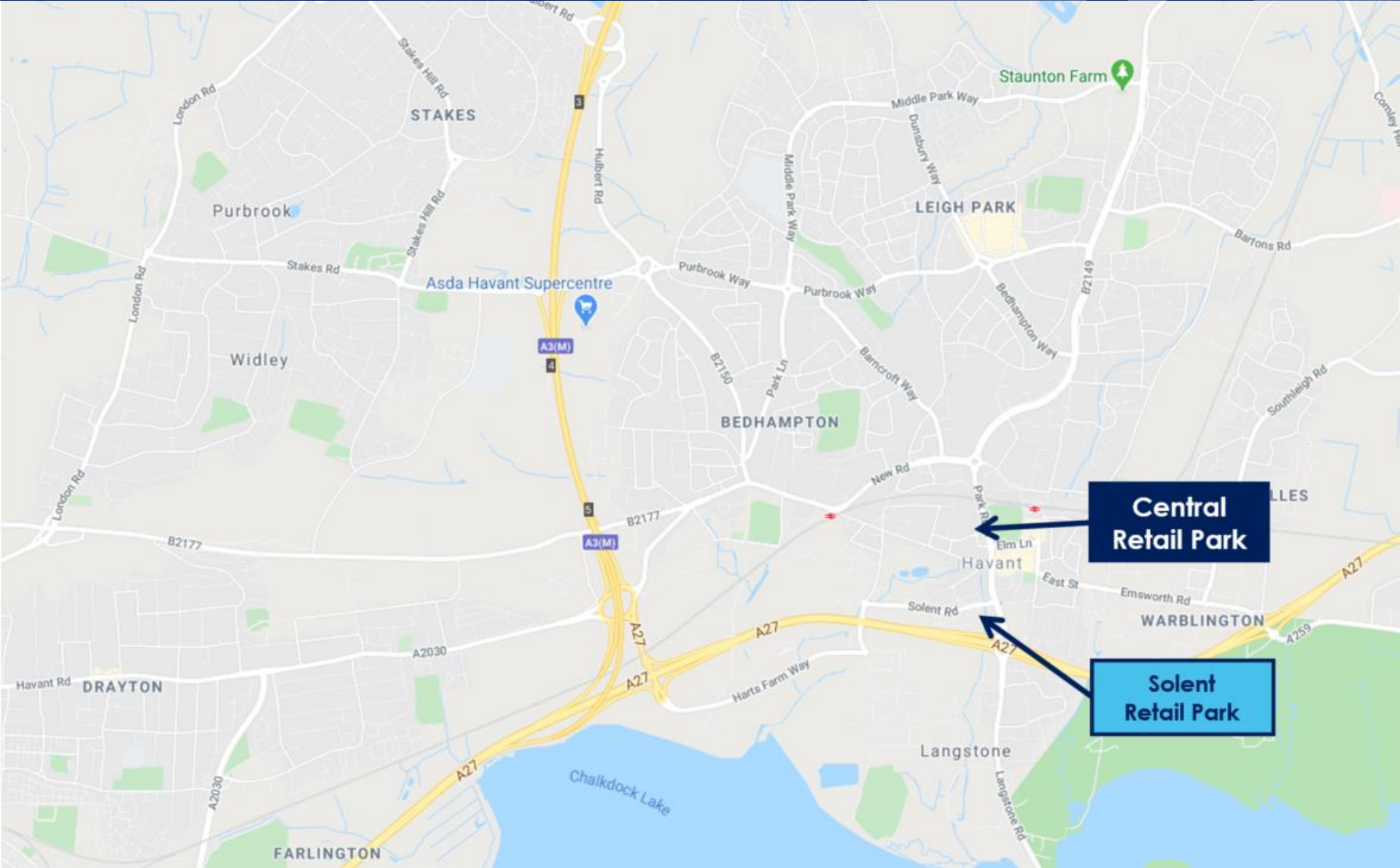
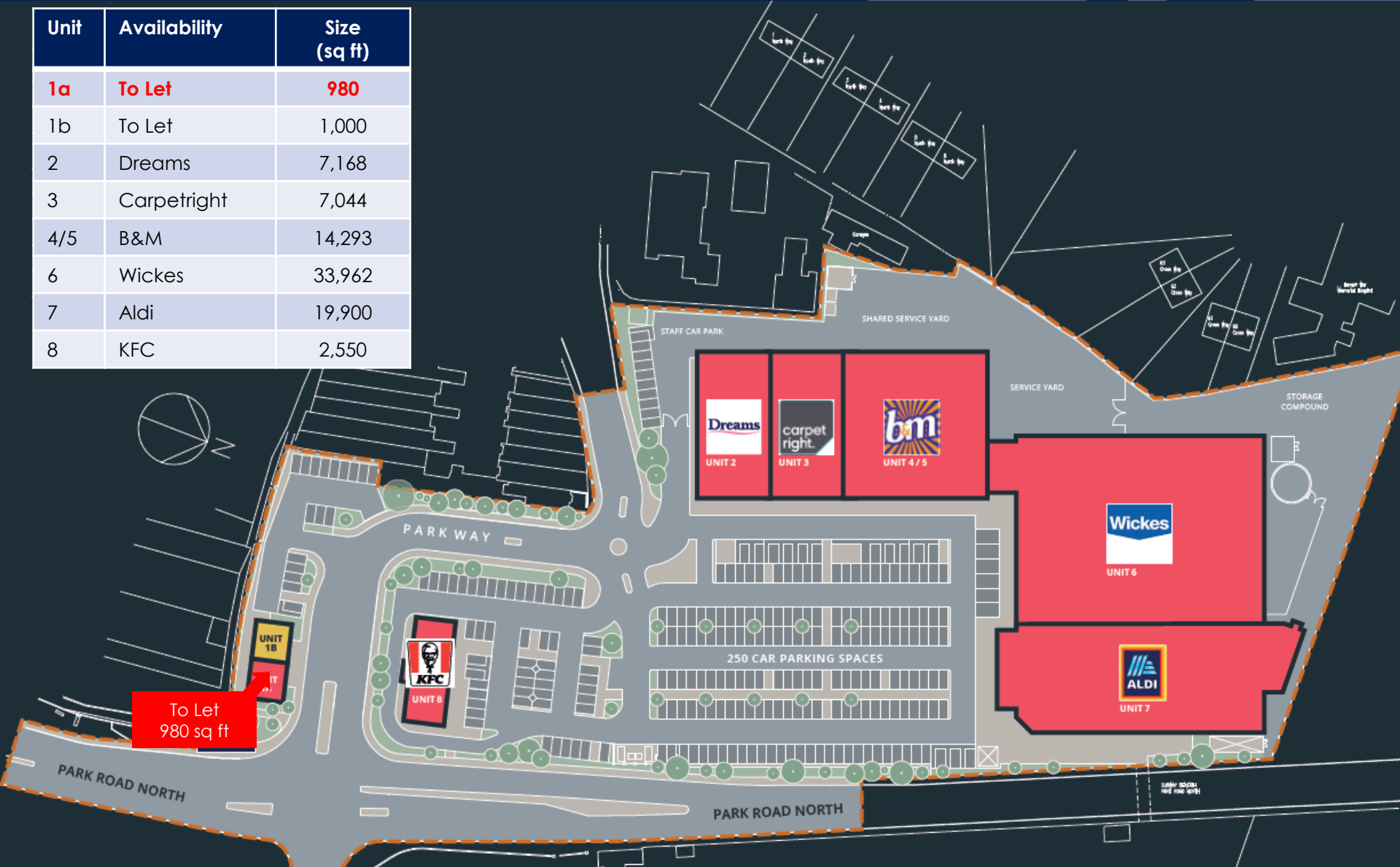




- ❑ 980 sq ft retail warehouse unit
- ❑ Potential to combine with vacant 1,000 sq ft adjacent (via the landlord)
- ❑ Available by way of assignment or subletting



Unit	Availability	Size (sq ft)
1a	To Let	980
1b	To Let	1,000
2	Dreams	7,168
3	Carpetright	7,044
4/5	B&M	14,293
6	Wickes	33,962
7	Aldi	19,900
8	KFC	2,550



Location

On Park Road North (B2149), close to the A27 Havant Bypass and Havant Retail Park.

Description

A pod unit at the entrance to the scheme, immediately adjacent to another 1,000 sq ft unit, with potential to combine. Other retailers on the scheme include a recently upsized Aldi, Wickes, B&M, Carpetright, Dreams and a KFC.

Size/Availability

980 sq ft ground floor GIA. Available by way of an assignment or a sublease on flexible terms. Potential to combine with vacant 1,000 sq ft adjacent (via the landlord).

Lease Terms

An FRI lease expiring on 29 April 2022. The current rent passing is £28,500 per annum.

Condition

Carphone Warehouse will remove their signage and loose fixtures and fittings. The existing M&E, flooring, ceiling grids, etc will be left in situ.

Planning Consent

Open A1 non food.

Rates Payable

£7,979 per annum. NB: No rates are payable until 1 April 2021.

Service Charge

£974 per annum.

Inspections/Further Enquiries

All inspections/further enquiries are to be arranged through Avison Young.

Contact**James Potter**

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