

# Lot 20

Gross Rent: £42,000  
per annum exclusive  
Net Rent: £35,511  
per annum exclusive

## 7, 7A and 7B West Street, Havant, Hampshire PO9 1EH Parade of Three Shops



### Key Details

- Includes a Parade of 3 Shops
- Prime Pedestrianised Town Centre Location
- Neighbouring occupiers include Poundland, Greggs, Halifax, Boots, McDonald's and Caffe Nero

### Location

**Miles:** 7 miles north-east of Portsmouth 11 miles west of Chichester 23 miles south-east of Winchester  
**Roads:** A27, A3(M), M27  
**Rail:** Havant Railway Station (direct to London Waterloo and London Victoria)  
**Air:** Southampton International Airport

### Situation

The property is situated on the south side of West Street, the towns prime pedestrianised retail thoroughfare. Neighbouring occupiers include Poundland, Greggs, Halifax, Boots, McDonald's and Caffe Nero.

### Description

The property comprises three shops with retail accommodation on the ground floor and ancillary accommodation on the first floor.

### Tenure

Long Leasehold. Held from the Council of the Borough of Havant for a term of 125 years from 25/12/1983 at a rent of 14.5% of the rental value. The current rent is £6,489 per annum exclusive.

### Six Week Completion

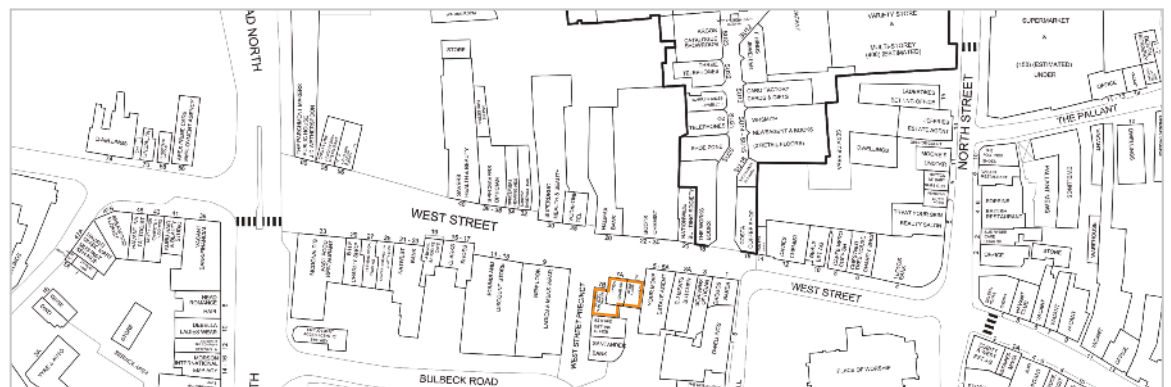
### Energy Performance Certificate

See legal pack.

## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
7	Ground First	Retail Ancillary	39.20 sq m 27.59 sq m	(422 sq ft) (297 sq ft)	TRUSTEES OF THE BRENT LODGE BIRD AND WILDLIFE TRUST (1)	5 years from 25/12/2017 on a full repairing and insuring lease	£13,500	24/12/2022
7a	Ground First	Retail Ancillary	39.48 sq m 32.89 sq m	(425 sq ft) (354 sq ft)	PDSA (2)	10 years from 12/12/2013 on a full repairing and insuring lease	£14,000	11/12/2023
7b	Ground First	Retail/Ancillary Ancillary	45.52 sq m 49.52 sq m	(490 sq ft) (533 sq ft)	INDIVIDUAL t/a Mr Simms Olde Sweet Shoppe	5 years from 22/12/2019	£14,500	21/12/2024
<b>Total</b>			<b>234.20 sq m</b>	<b>(2,521 sq ft)</b>			<b>£42,000</b>	

- (1) Brent Lodge Bird & Wildlife Trust is a charity registered in England & Wales, Charity No. 276179.  
(2) PDSA is a major registered charity (Registered charity nos. 208217 & SC037585) that was found in 1917. The PDSA operate retail shops nationwide, and 48 Pet Aid hospitals. For the year ending 31st December 2019 PDSA reported income of £96,080,000, total funds of £73,636,000. (Source: PDSA Annual Report and Accounts 2019, www.pdsa.org.uk)



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