# 24-26 Park Parade, Leigh Park, Havant, Hampshire PO9 5AD



#### **SITUATION**

Forming part of this pedestrianised shopping centre, amongst such multiples as **Boots**, **Savers**, **William Hill**, **Age UK**, **McColl's**, **Premier Newsagent**, **Ladbrokes** and **Lidl**, all serving this residential suburb of Havant.

Havant lies approximately 5 miles north-east of Portsmouth and 9 miles west of Chichester with good road links via the A3(M) (Junction 4) which leads to the A27.

#### **PROPERTY**

A mid-terraced building comprising a **Ground Floor Double Shop** with internal and separate rear access to **Self-Contained Ancillary Staff/Offices** on the first floor **(see Note)** and similar separate rear access to a **Self-Contained Flat** on the second floor.

In addition, the property benefits from use of a rear service road leading to a gated yard area allowing parking for at least 4 cars.

#### **ACCOMMODATION**

#### **Ground Floor Double Shop**

Gross Frontage 35'9"
Internal Width 34'9"
Shop Depth 32'10"
Built Depth 51'5"

Sales Area Approx. 1,140 sq ft Store Area Approx. 450 sq ft

First Floor

4 Offices & 2 WC's (see Note)

GIA Approx. 810 sq ft

**Second Floor Flat** 

2 Bedrooms, Living Room, Kitchen, Bathroom, sep WC

GIA Approx. 810 sq ft

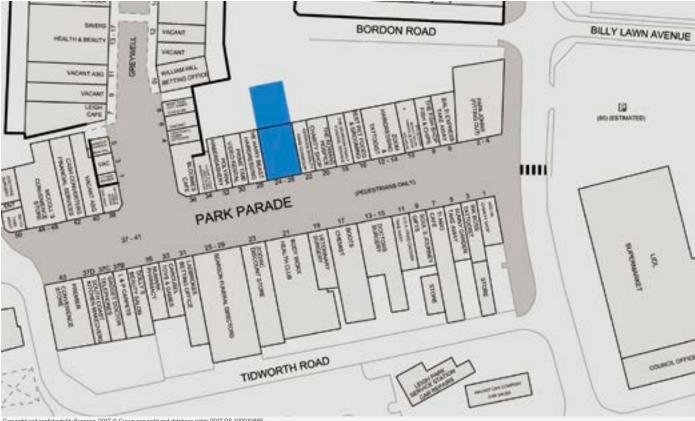


VAT is NOT applicable to this Lot

### FREEHOLD offered with VACANT POSSESSION

Note: There is clear potential to simply convert the first floor into a Self-Contained Flat similar to the second floor, subject to obtaining the necessary consents.





# Vacant Double Shop, Offices and Flat (see Note)

## Vendor's Solicitors

Macrory Ward

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