



**Meridian Shopping Centre,**  
Havant, Hampshire, PO9 1UN

**TO LET**

## CLASS E UNITS WITHIN DESIRABLE SHOPPING CENTRE

Sizes from 596 sq ft - 5,795 sq ft

### Key Features:

- Well located within Havant town centre
- Well managed and attractive shopping centre
- Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses
- Flexible inclusive lease terms available
- Inclusive rents
- 50% discount on Business Rates from 2023
- Lift access to first floor
- Connected to multi-storey car park
- Occupiers within the centre include Costa, Fat Face Foundation, Wilko, O2 and Card Factory





## Location and Description

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 Meridian Shopping Centre is located in Havant town centre and is accessible from West Street, North Street and Elm Lane.

There are currently five units available in this attractive and well managed shopping centre.

Occupiers within the centre include Costa, Fat Face Foundation, Wilko, O2 and Card Factory.

## VAT

We understand the property is registered for VAT.

## EPC

EPC's are available upon request.

## Terms

The units are available to let by way of a new internal repairing and insuring flexible lease for a term to be agreed. The landlord requires a rolling break option on, or after 12 months subject to three months' notice. The lease will be excluded from Part II of the Landlord and Tenant Act 1954.

Unless stated otherwise, the rent quoted is inclusive of rent, service charge, buildings insurance, but excludes business rates and utilities.

## Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

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

## Business Rates

The occupier may be entitled to 100% Small Business Rate relief. In addition all occupied retail, hospitality, & leisure properties receive a discount of 66% on rates payable until 31st March 2022. Following the Government's latest budget, it has been confirmed that there will be a 50% discount from 1st April 2022 until 31st March 2023.

\* Subject to annual cash cap of £110,000 (2022/23) per business and qualifying use. Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

## Legal Fees

Each party to bear their own legal costs incurred.

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.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

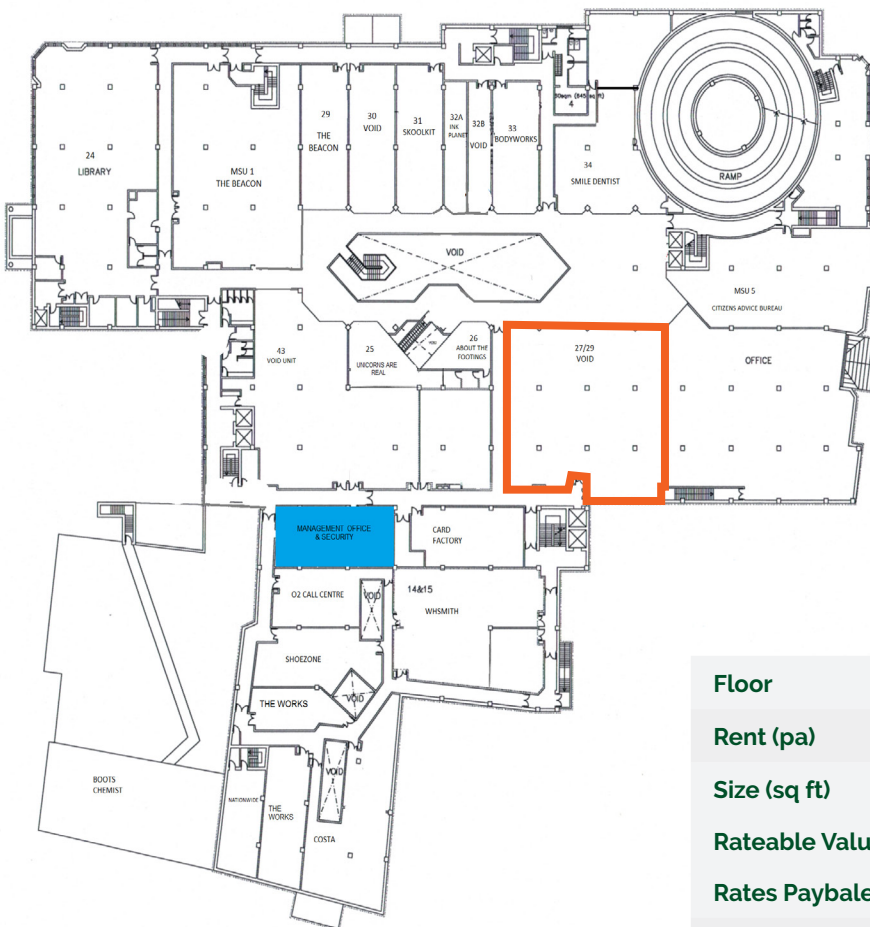
<b>Alice Masterman</b>	<b>Sebastian Martin</b>
<a href="mailto:a.masterman@flude.com">a.masterman@flude.com</a>	<a href="mailto:s.martin@flude.com">s.martin@flude.com</a>
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07 November 2022



**Unit SU27/28**



<b>Floor</b>	First
<b>Rent (pa)</b>	£37,500
<b>Size (sq ft)</b>	5,795
<b>Rateable Value (2017)</b>	£37,750
<b>Rates Payable pa (22/23)</b>	£18,837
<b>Rates Payable pa (22/23) after Retail, Hospitality and Leisure Discount (50%)*</b>	£9,419



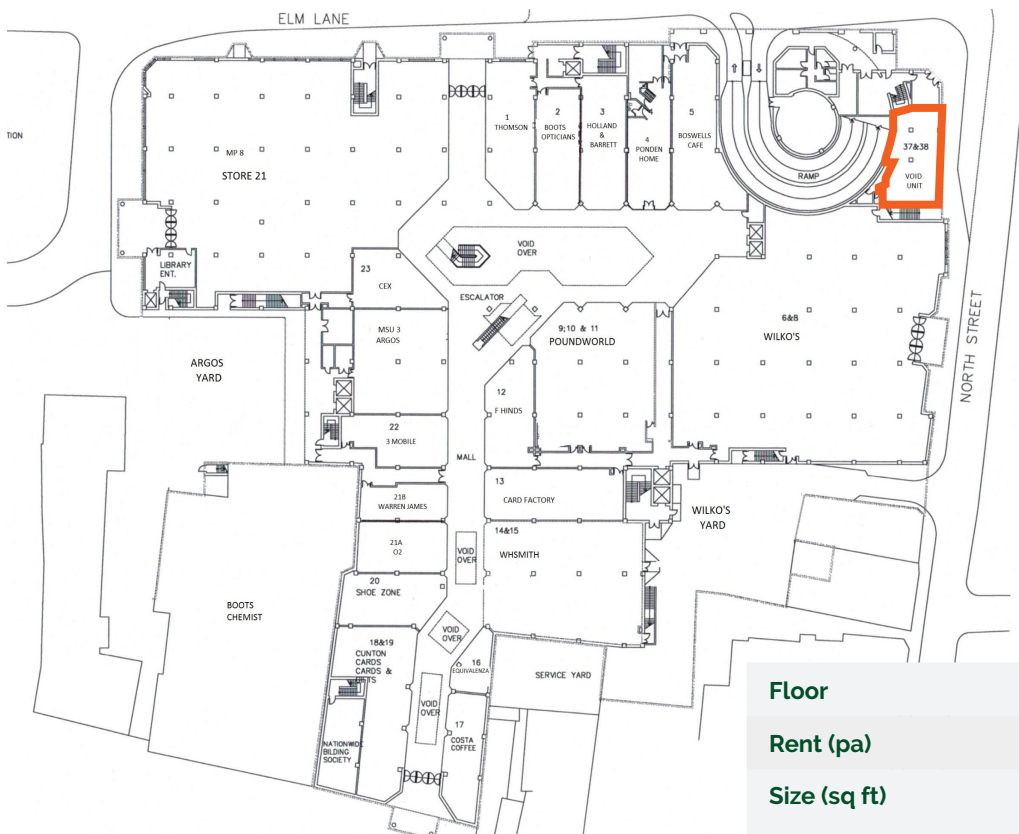
**Unit SU32b**



<b>Floor</b>	First
<b>Rent (pa)</b>	£9,000
<b>Size (sq ft)</b>	596
<b>Rateable Value (2017)</b>	£5,100
<b>Rates Payable pa (22/23)</b>	£2,545
<b>Rates Payable pa (22/23) after Retail, Hospitality and Leisure Discount (50%)*</b>	£1,272



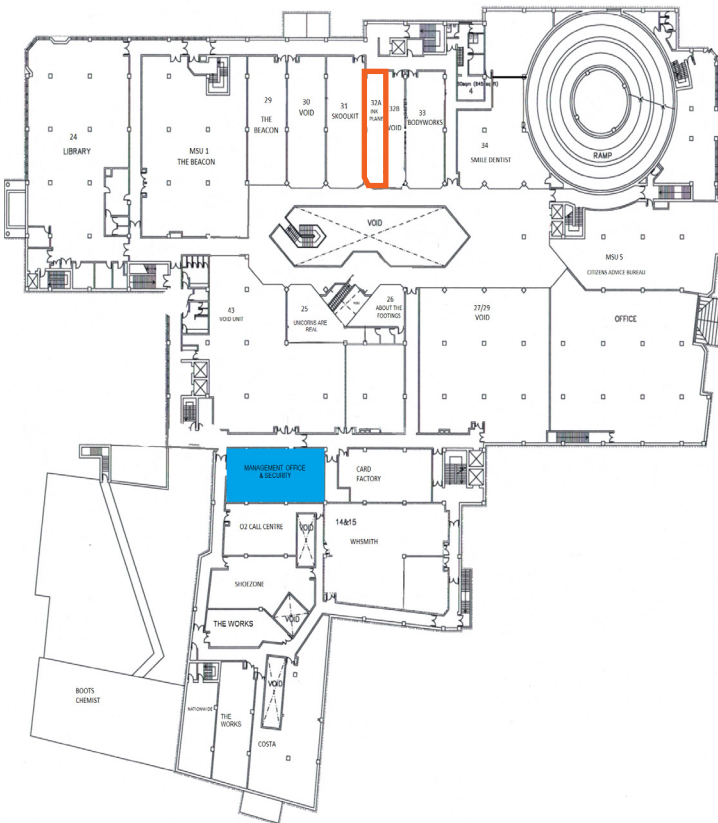
**Unit SU37 & 38**



<b>Floor</b>	Ground
<b>Rent (pa)</b>	£15,000
<b>Size (sq ft)</b>	1,283
<b>Rateable Value (2017)</b>	£16,000
<b>Rates Payable pa (22/23)</b>	£7,984
<b>Rates Payable pa (22/23) after Retail, Hospitality and Leisure Discount (50%)*</b>	£3,992



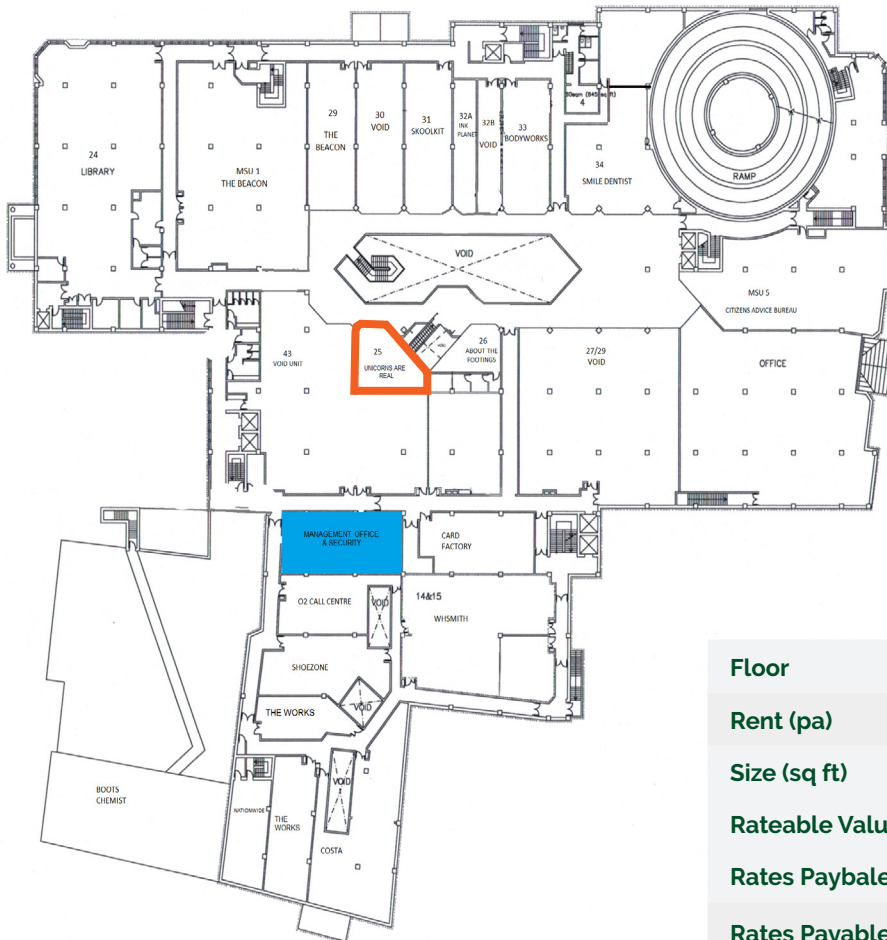
**Unit SU32a**



<b>Floor</b>	First
<b>Rent (pa)</b>	£8,500
<b>Size (sq ft)</b>	556
<b>Rateable Value (2017)</b>	£5,100
<b>Rates Payable pa (22/23)</b>	£2,545
<b>Rates Payable pa (22/23) after Retail, Hospitality and Leisure Discount (50%)*</b>	£1,272



**Unit SU25**



<b>Floor</b>	First
<b>Rent (pa)</b>	£15,000
<b>Size (sq ft)</b>	838
<b>Rateable Value (2017)</b>	£8,200
<b>Rates Payable pa (22/23)</b>	£4,092
<b>Rates Payable pa (22/23) after Retail, Hospitality and Leisure Discount (50%)*</b>	£2,046