



40/40a West Street, Havant, Hampshire, PO9 1PG

Prime Location

- Full Building
- Commercial & Residential
- Fully Let
- Let to Savers & AST
- Total Passing Rent: £46,500p.a.x.
- Price: £575,000

LOCATION

West Street is a bustling pedestrianised thoroughfare in the heart of Havant, Hampshire (PO9 postcode), serving as a key part of the town's main shopping district. It features a mix of independent shops, cafes, and retail outlets Boots, McDonalds, Halifax, Nationwide.

The street also hosts community services, including West Street Home, a county council-run care facility for adults with learning disabilities—and is conveniently located near Havant railway station for easy access to Portsmouth and beyond.

PROPERTY

The property comprises a 2 storey mixed use development with commercial at ground floor and 2 no. residential dwellings at upper floor.

The ground floor commercial space is occupied by Savers, with the property fitted out in accordance with their corporate specifications with partitioned stores, office and staff facilities to the rear.

The upper floor forms a 2 bedroom residential dwelling with access from Elm Lane and Trafalgar Walk.

AREA

40 West Street
445.51sqm (4,795sq ft)

40a West Street
96sqm (1,033sq ft)



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LEASE SUMMARY

The ground floor is held on a full repairing an insuring head lease expiring 28th January 2029 passing £34,500p.a.x with a tenants break option in 2027

The upper floor is held on an assured short tenancy passing £12,000p.a.x from 12th September 2025 on a rolling annual basis.

SALE

The property is available on a freehold basis for £575,000

V.A.T.

The property has been elected for V.A.T. as such the transaction may be treated as a T.o.G.C. (transfer of a going concern)

VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business.

TSA Property Consultants

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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.