

FULLY REFURBISHED UNIT



M UNIT 24

22-27A The Green,
Stubbington,
Hampshire, PO14 2JY

Local Occupiers Include


Barnardos
EVERY CHILDHOOD LASTS A LIFETIME

DESCRIPTION

The premises are located in prominent position on the North side of The Green Stubbington. The parade includes a vets, hairdresser, café, hardware shop and an estate agency. The property comprises a well-presented ground floor retail space, with a large glass frontage, currently laid out as a pet shop/dog groomers. Additional benefits include a small kitchen, WC facilities and one allocated parking space.

UNIT SIZE

Total Area: 926 sq.ft (86.02 sq.m)

RENT

£30,000 + VAT.

BUSINESS RATES

Rateable Value: £8,982.

RATEABLE VALUE

Rateable Value: £18,000.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: Adhoc rec only.

Insurance: £480.54 per annum.

ENERGY PERFORMANCE

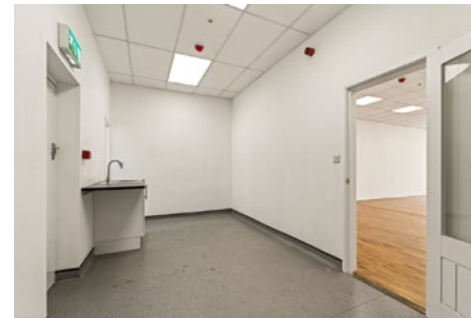
EPC rating B (44). Further information available upon request.

PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



7

Retail Units On-Site



13,655 sq.ft

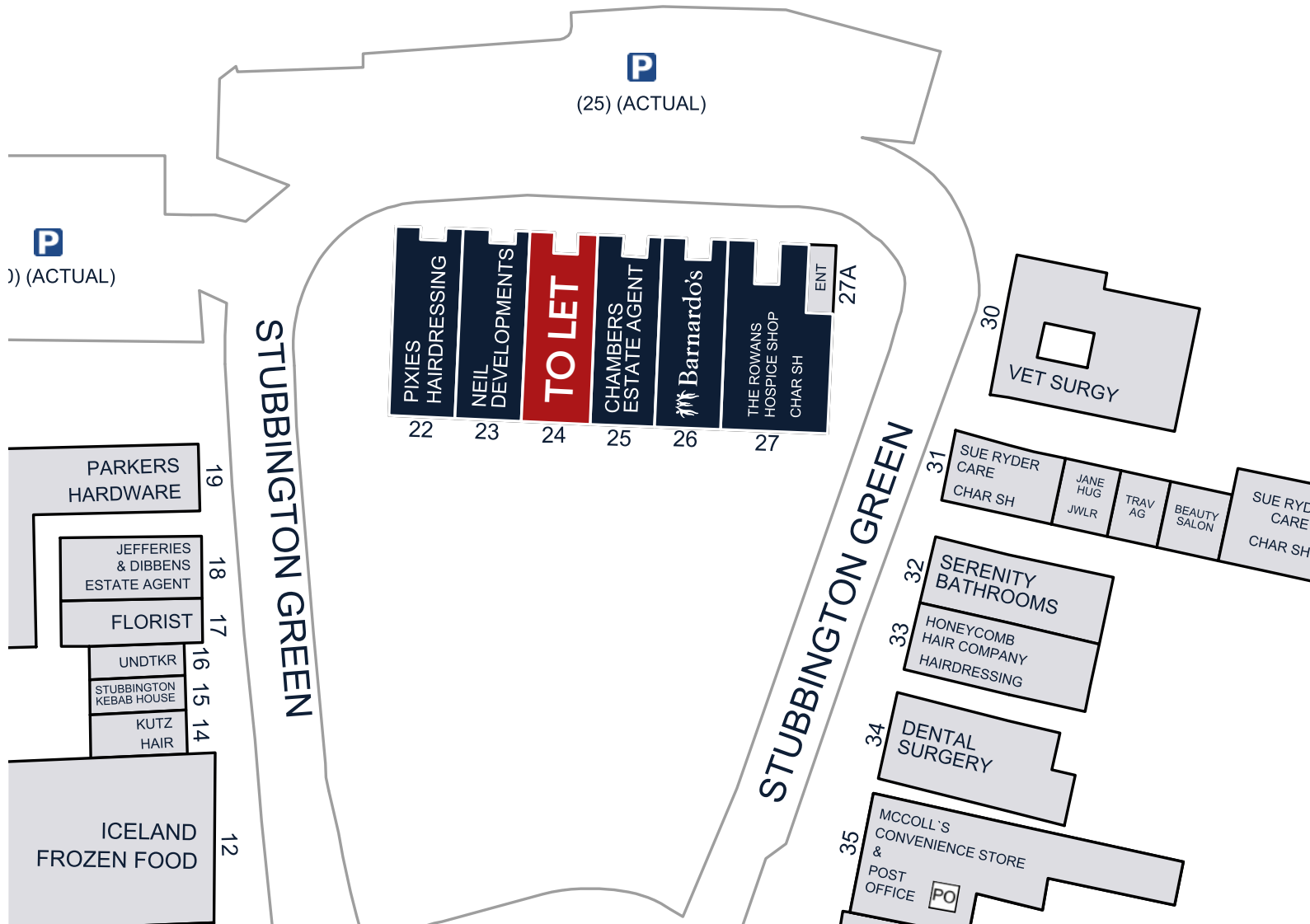
Total Area



What Three Words
taped.onions.universes

THE GREEN

SITE PLAN



George Kearney
 07714 679202
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Viewing
 Strictly via prior appointment
 with the appointed agent



Josh Gettins
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