



**ADDRESS:** The Hut, Forest End, Waterlooville, PO7 7AD

**Expressions of interest sought**

**SIZE:** 109.9 sqm / 1182.95 sqft

**LOCATION:** The property is located in Waterlooville, Havant. It is easily accessible by the A3 and has a mix of residential and community properties adjacent.

**ACCOMMODATION:** The property comprises of a single storey building with pitched roof. The property has land to the rear which has recently been cleared with access via the front. The property has hardstanding at the front for parking. The property is connected to mains water and electricity supply but not to mains drainage.

**BUSINESS RATES:** All interested parties to make their own enquiries.

**VAT:** The property is not elected for VAT

**OPPORTUNITY:** The property was previously used by a community group as a store. The property lends itself to storage as an open internal space.

**PLANNING:** The property was previously used on a community facility basis on a Class of Uses under B8 - storage, E - commercial use and F2 - local community use. Interested parties should make their own planning enquiries.

**TERMS:** The property is available on a full repairing and insuring lease basis for a term to be agreed.

**EPC:** The property is EPC exempt.

**PROFESSIONAL FEES:** The incoming tenant will pay a contribution towards the landlords professional fees of £2,300.

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