



**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

£32,500 + 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



LCP.  
part of MCore



George Kearney

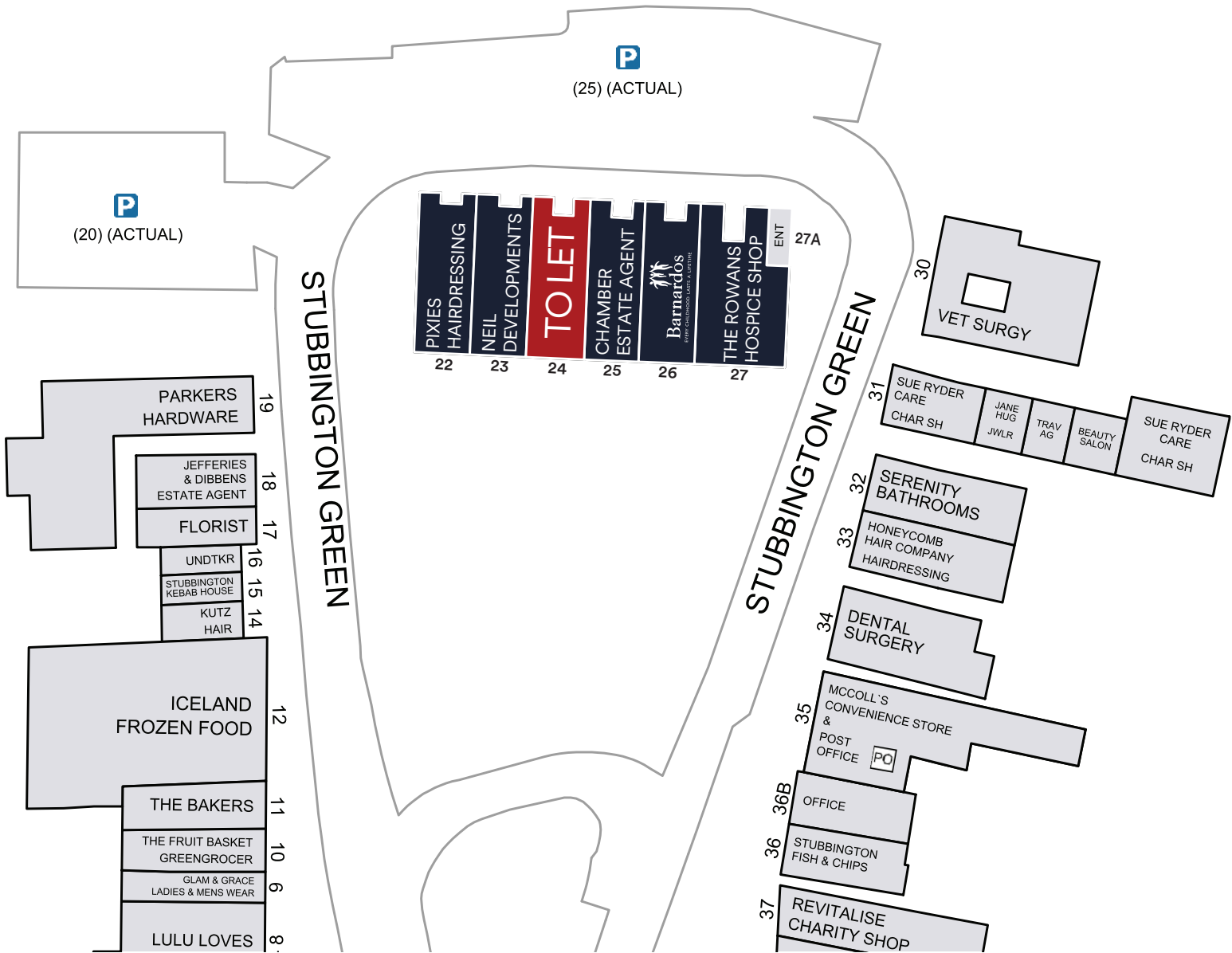
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Viewing  
Strictly via prior appointment  
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