



BRITTON
PROPERTY

Investment For Sale

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



Attractive Town Centre investment

Let to Savers Health & Beauty Ltd & AST

Total Passing Rent: £46,500pa

Savers Expiry: 28th June 2029

Price: o/o £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.

Accommodation.

The property comprises a 2 storey mixed use development with commercial at ground floor and 2 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.

The premises extend to the following approximate areas:

Ground Floor: 4,795 sq ft / 445.51 sqm

Upper Floors: 1,033 sqft / 96.0 sqm

Tenancy

Let to Savers Health & Beauty Ltd until 28th January 2029 on a FRI lease at a passing rent of £34,500pa. There is a tenant break option on 28th January 2027.

Covenant info: For the year ending 28th December 2024, Savers Health & Beauty Ltd reported a turnover of £791.31m with a pre-tax profit of £69.928m and shareholders funds of £83.549m. (Experian 01.09.2025)

The Upper floor is held on an assured short tenancy passing of £12,000pa from 12th September 2025 on a rolling annual basis.

Price

o/o £575,000

EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon



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Viewing strictly by appointment with BRITTON PROPERTY -

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