



UNIT 7

Sparkes Marina, 38 Wittering Road, Hayling Island, Hampshire PO11 9SR



MDL MARINA
ESTATES



Sparkes Marina

Sparkes Marina is situated on the south-east tip of Hayling Island within Chichester Harbour, one of Europe's largest natural harbours. An array of birds and marine life, stunning sunsets and calm waters are just some of the advantages of our beautiful location. There are plenty of anchorages to explore within the vicinity, such as Itchenor with its quaint pubs or Bosham Village. Further afield, sail west to historic Portsmouth, explore the coastline around the Isle of Wight or go racing in the Solent.

Self-contained office/workshop unit
592 sq ft (54.9 sqm)
£7,000 per annum

Description

The property is a ground floor unit suitable for office, storage or workshop purposes.

Property EPC Rating: D94

Rateable Value: £3,000 (source: voa.gov.uk)

Service charges: £1,880 (estimate for 2019/2020)

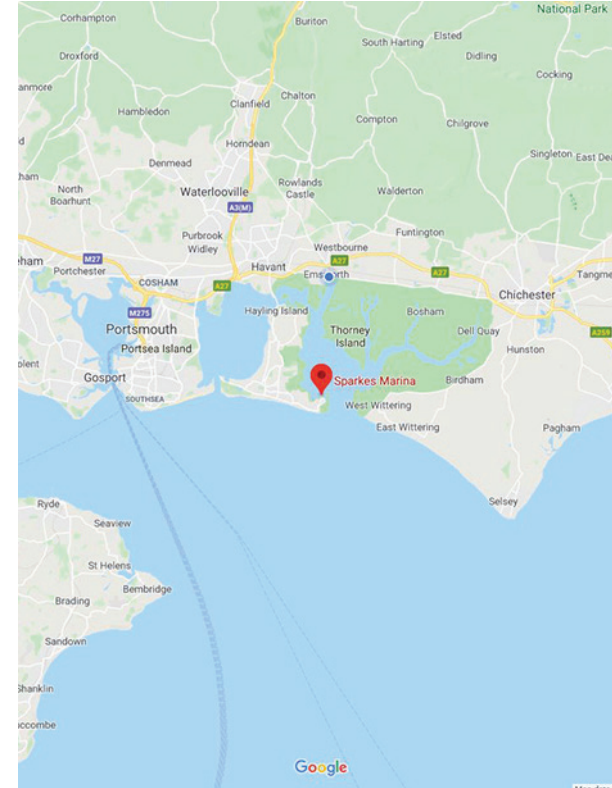
Legal Costs: The incoming tenant to pay the landlord's reasonable legal costs.

For further information or to arrange a viewing please contact:

Graham Nash B.Ed (Hons) MIWFM

Mobile 07483 9189981

Email g.nash@mdlmarinas.co.uk



Viewing is strictly by confirmed appointment with MDL Estates. Prior to making an appointment to view, MDL Estates strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of MDL Estates staff.

IMPORTANT NOTICE

The Code for Leasing Business Premises in England and Wales 2007

The Code for Leasing Business Premises in England and Wales 2007 recommends you seek professional advice before agreeing a business tenancy. The code is available through professional institutions and trade associations or through the website www.leasebusinesspremisses.co.uk

MDL Estates give notice that:

1. They make no representations or warranties in relation to the property either here or elsewhere. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and MDL Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.