



Unit 10, The Boulevard
London Road, Waterlooville, Hampshire PO7 7DT

TO LET

CLASS E PREMISES

Total Size 92.08 sq m (1,002 sq ft)

Key Features:

- Waterlooville is a popular and attractive market town
- Ground floor 540 sq ft
- Two car parks close by which provide around 250 parking spaces
- Busy precinct which connects to London Road and Dukes Walk Shopping Centre
- Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses
- Rent £15,500 pax
- Nearby occupiers include Wilko, Costa, Barnardo's, British Heart Foundation, Card Factory and Waterlooville Library





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Location

The Boulevard is an attractive pedestrian precinct comprising 21 retail units located in the centre of Waterlooville. It is a busy location which connects London Road and Dukes Walk Shopping Centre.

There are two car parks nearby which provide around 250 parking spaces.

Nearby occupiers include Wilko, Costa, British Heart Foundation, Barnardo's, Card Factory and Waterlooville Library.

Accommodation

The property has the following approximate NIA:

Area	sq m	sq ft
Ground Floor	50	540
First Floor	42	462
Total	92	1,002

EPC

We understand the property to have an EPC rating of D (95).

VAT

We understand the property is registered for VAT.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £15,500 per annum exclusive.

The service charge is £1,956 per annum.

Business Rates

Rateable Value (2017): £10,000.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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Portsmouth Office

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Flude
PROPERTY CONSULTANTS



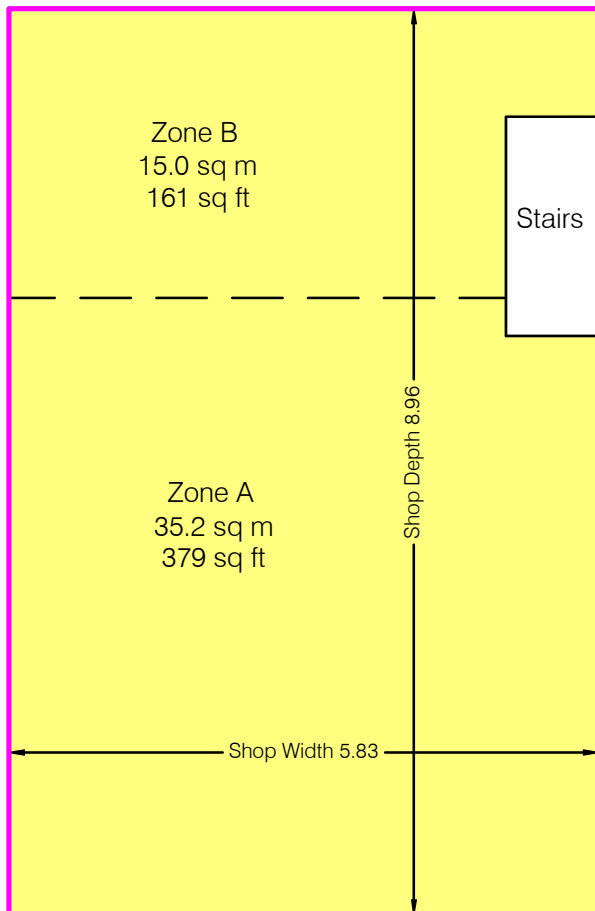
20 October 2020

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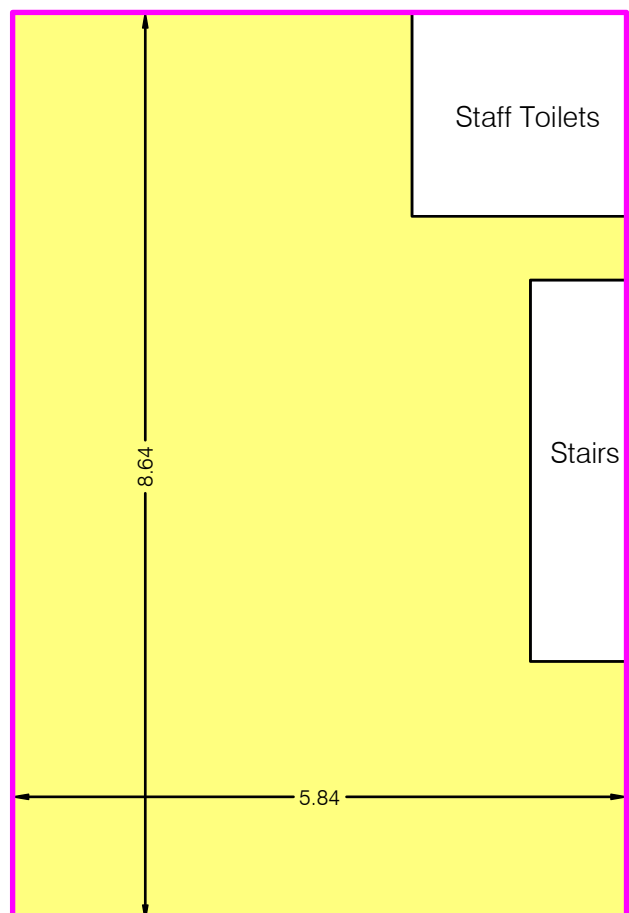


Floor Plans

Ground Floor



First Floor



For identification purposes only.



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GOAD Map

