



1 Hambledon Road
Waterlooville, Hampshire, PO7 6XE

TO LET

Retail Unit and Two Bedroom Flat Sales Area - 783 sq ft

Key Features:

- Waterlooville is a popular and attractive market town
- Bust neighbourhood parade
- Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses
- Open plan retail place
- Rear loading and parking
- Self-contained flat above
- New FRI lease available
- Rent £20,000 pa





1 Hambledon Road
Waterlooville, Hampshire, PO7 6XE

Location

Waterlooville is located on the south coast approximately nine miles north of Portsmouth, thirteen miles north east of Fareham and 28 miles east of Southampton. The town benefits from excellent road communications, being situated at Junction three of the A3(M), which connects to the M27/A27 South Coast trunk road.

Description

The property comprises an end of terrace building, arranged over two storeys and currently configured as a retail unit and self-contained flat. The building is of traditional construction under a flat roof with mainly brick elevations. The shop front and windows are uPVC double-glazed.

Internally, the ground floor is configured as a retail shop providing open plan retail space, together with a kitchenette and WC to the rear. The first floor is arranged as self-contained two-bedroom flat, which is accessed via the rear of the building.

Externally, to the rear there is an area of hardstanding for parking and loading.

Accommodation

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground Floor - Sales Area	783	72.74
First Floor - Flat	438	40.69
Total	1,221	113.43

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.

2 April 2025

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.

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 £20,000 per annum exclusive.

VAT

We understand that the property is not elected for VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Sebastian Martin
s.martin@flude.com
07800 562509
www.flude.com



Flude
PROPERTY CONSULTANTS





1 Hambledon Road
Waterlooville, Hampshire, PO7 6XE

GOAD Map

For identification purposes only.



1 Hambledon Road
Waterlooville, Hampshire, PO7 6XE

Floor Plan

For identification purposes only.