



Unit 17, The Boulevard  
London Road, Waterlooville, Hampshire, PO7 7DT

**TO LET**

## Well Presented Class E Premises Total Size - 1,416 sq ft

### Key Features:

- Waterlooville is a popular and attractive market town
- Two car parks close by which provide around 250 parking spaces - 3 hours free parking in Dukes Walk car park
- Ground floor - 652 sq ft
- Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses
- The occupier may be entitled to some Small Business Rate relief
- New FRI lease available
- Rent £25,000 pax
- Nearby occupiers include Scrivens, Hays Travel, Costa, British Heart Foundation, Holland and Barrett Barnardo's, 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.

Please click the link to read more on the Boulevard, Waterlooville and see what is on offer:  
<https://shopwaterlooville.co.uk>

## Description

The property comprises a two storey premises with retail space on the ground floor, together with storage and a WC above.

## Accommodation

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

Area	Sq Ft	Sq M
Ground Floor	652	60.57
First Floor	764	70.98
Total	1,416	131.55

## EPC

We understand the property has an EPC rating of C.

## 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 £25,000 per annum exclusive.

The service charge is £1,874.74 per annum.

## Business Rates

Rateable Value (2023): £12,250.

The occupier may be entitled to some Small Business Rate relief, which can range from 92% to 8%.

In addition, following the Government's latest budget, all occupied retail, hospitality & leisure properties receive a 40% discount from 1st April 2025 until 31st March 2026. Subject to annual cash cap of £110,000 per business and qualifying use.

## VAT

We understand the property is registered for VAT.

## 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.

9 April 2025

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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