



Unit 2, The Westbrook Centre
Grassmere Way, Waterlooville, Hampshire, PO7 8SE

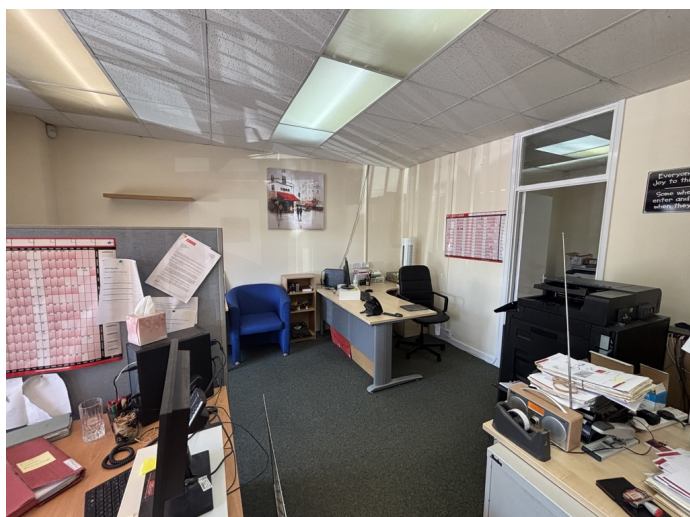
TO LET

Well Presented Ground Floor Retail Unit

Total Area - 509 sq ft

Key Features:

- Popular neighbourhood shopping parade
- Open plan unit
- Free customer parking
- New FRI lease available
- Rent £960 pcm
- The occupier may be entitled to 100% Small Business Rate relief
- Occupiers within the scheme include Tesco Express, Plough & Barleycorn Pub, Pharmacy and Wainwright Estates





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Location

Westbrook Centre is a popular neighbourhood shopping parade located on the outskirts of Waterlooville which is approximately nine miles north of Portsmouth, thirteen miles north east of Fareham and 28 miles east of Southampton.

Description

The subject property comprises a ground floor retail unit providing an open-plan sales area, with a WC and kitchenette located to the rear. The premises are suitable for a variety of uses falling within Use Class E.

Accommodation

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

Area	Sq Ft	Sq M
Ground Floor - Sales Area	494	45.89
Ground Floor - Store	15	1.39
Total	509	47.29

EPC

We understand the property has an EPC rating of C (58).

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 £960 per annum exclusive.

The service charge is £63 per month and the insurance is £21 per month.

Business Rates

Rateable Value (2023): £5,400.

VAT

We understand that the property is not elected 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.

8 July 2025

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Sebastian Martin
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07800 562509
www.flude.com



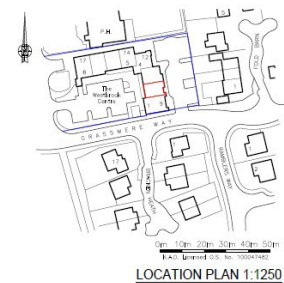
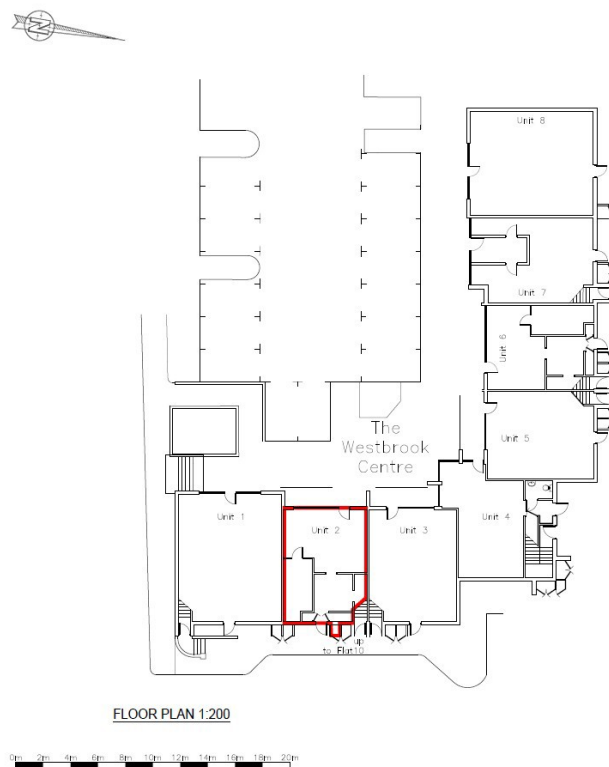
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PROPERTY CONSULTANTS





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Floor Plan



Rev	Revision	By	Date	
KNIGHT Consulting First Floor Unit 7 The Quarterdeck Port Solent PO6 4TP ARCHITECTURE - SURVEYING - PLANNING admin@knight-consulting.co.uk www.knight-consulting.co.uk				
Client MALINS GROUP				
Project UNIT 2, WESTBROOK, GRASSMERE WAY, COWPLAIN, PO7 8SF				
Drawing EXISTING PLANS				
Scale 1:200@A3		Date SEPT 2024		
Project no.	Sequential	Build/Floor	Detail	Rev
KC	02	A	EX	-

For identification purposes only.