



51 London Road  
Waterlooville, Hampshire, PO7 7EX

**TO LET**

## Class E Premises Sales Area - 507 sq ft

### Key Features:

- Waterlooville is a popular and attractive market town
- Good pedestrian footfall, and public on street parking opposite
- One parking space to the rear
- Open plan sales area
- Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses
- The occupier may be entitled to 100% Small Business Rate relief
- New EFRI lease available
- Rent - £11,250 pax
- Nearby occupiers include Poppins, Pearsons, Papa Johns and Number 73 Bar and Kitchen





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## 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 a ground floor retail store with sales area, storage, kitchenette and W/C. There is rear access which leads to one car parking space for the tenant.

## Accommodation

We understand premises to have the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Sales Area	507	47.1
Ancillary	60	5.57
Total	567	52.67

## EPC

We understand the property has an EPC rating of C - 66.

## 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 (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £11,250 per annum exclusive.

The service charge is £225 per annum.

## Business Rates

Rateable Value (2023): £6,400.

## VAT

Rents and prices are quoted exclusive of, but may be subject to 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.

3 September 2025

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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