



**FOR SALE**

256 London Road  
Waterlooville, Hampshire, PO7 7HG



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## 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
- Sales area - 672 sq ft
- Ancillary space - 365 sq ft
- Total passing rent £13,500 pax
- Long leasehold interest, subject to the tenancies
- Guide price £140,000
- Nearby occupiers include Poppins, Pearsons, Papa Johns and Number 73 Bar and Kitchen



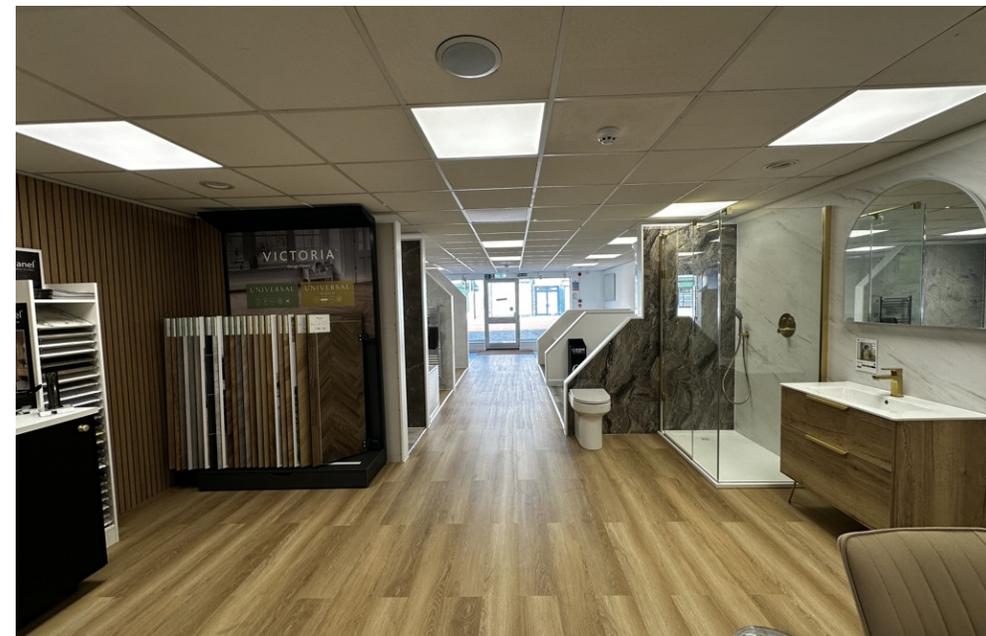
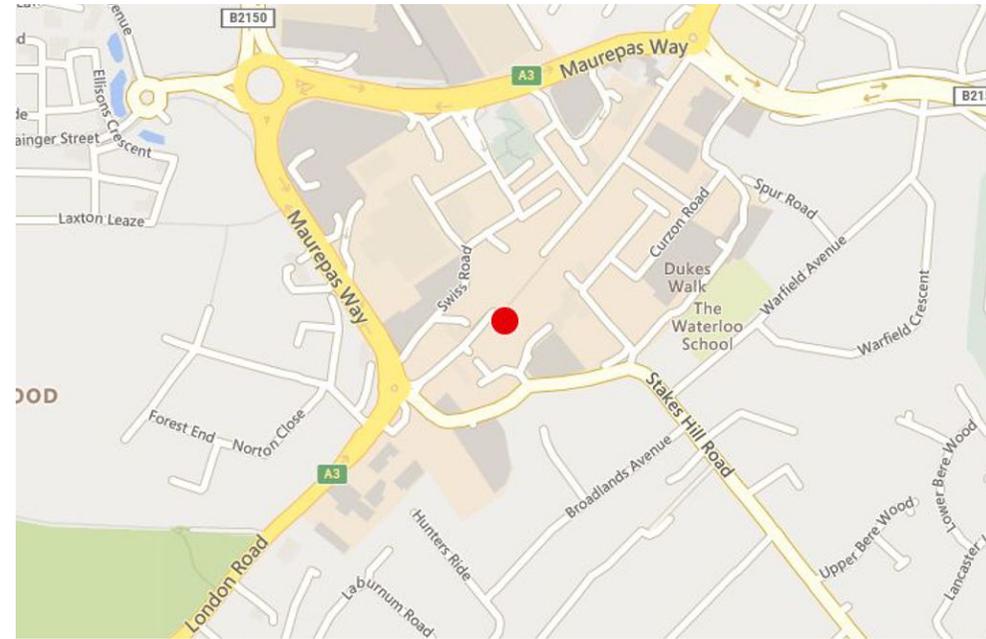


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## Location & Situation

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.

The property is situated on the eastern side of London Road which leads directly into the pedestrianised area of the Boulevard and Dukes Walk Shopping Centre.





## Description & Accommodation

The property comprises a ground floor retail store with sales area, storage, office, kitchenette and disabled W/C. There is rear access which leads to two car parking space for the tenant.

We have measured and calculate the premises to have the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground Floor - Sales Area	672	62.43
Ground Floor - Ancillary	365	33.91
Total	1,037	96.34





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## Rateable Value

We understand the property to have the following taxation:

Address: 256 London Road, Waterlooville, Hampshire, PO7 7HG

Description: Shop and Premises

Rateable Value (2023): £11,250

Rateable Value (from 1 April 2026): £TBC

## EPC

We understand the property has an EPC rating of C - 66 (expiring 19 February 2029).

## Planning

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





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## Terms

We have been instructed to market the long leasehold interest, subject to the existing tenancies and contract, at a guide price of £140,000.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

We understand the property is registered for VAT.

## Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



## Further Information

Please contact the sole agents Flude Property Consultants:

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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.

4 March 2026

