



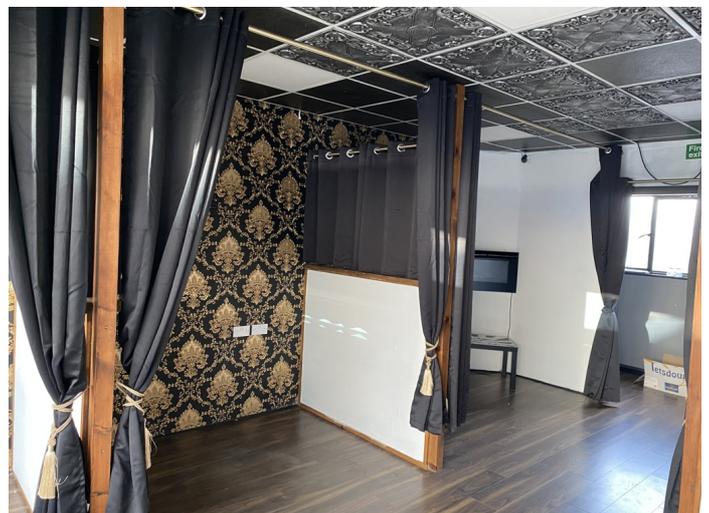
Unit 8, The Boulevard
London Road, Waterlooville, Hampshire, PO7 7DT

TO LET

Well Presented Class E Premises Total Size - 939 sq ft

Key Features:

- Waterlooville is a popular and attractive market town
- Free parking in Dukes Walk car park
- Sales Area - 481 sq ft
- Ancillary - 458 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 £16,950 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.

Nearby occupiers include Scrivens, Hays Travel, Costa, British Heart Foundation, Holland and Barrett Barnardo's, Card Factory and Waterlooville Library.

Description

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

Accommodation

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

Area	Sq Ft	Sq M
Sales Area	481	44.68
First Floor	458	42.55
Total	939	87.23

EPC

We understand the property has an EPC rating of B - 26 (expiring 25.02.2034).

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 £16,950 per annum exclusive.

The current service charge is £1,018 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%.

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.

5 March 2026

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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