



## London Road

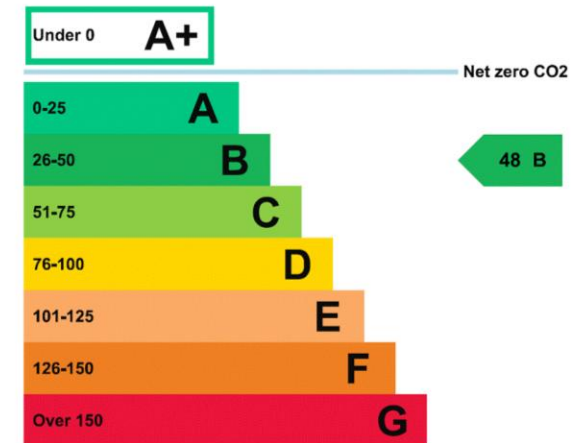
Waterlooville, Hampshire, PO7 7HG

£35,000 pa (£2,916pcm)

Marina & Hampshire Life Homes are pleased to present an opportunity to lease this 2281sq ft ground floor retail unit on the High Street in Waterlooville. Available to lease from the end of September 2025.

## Property Features

- High Street Location
- Ground Floor Premises
- Developing Location
- Parking
- Circ. 2281sq ft
- Shop Fronted Retail Space
- Rear Office/Store
- Kitchenette
- WC
- Available End Oct 2025



## Full Description

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### COMMERCIAL UNIT LONDON ROAD

Rent - £35,000.00 per annum (£2916.00pcm)

Available floor space Circ. - 2281sq ft (212sq m)

Current Use Class: Class E (Previously A1 Shops)

### Description

Comprising a ground floor retail area to the front with a shop front onto London Road pedestrian area, with a rear office/store, housing the kitchenette and WC.

### Retail Space

Circ. 133sq m (1431sq ft)

### Store/Office Space

Circ. 79sq m (850sq ft)

### Location

The property is superbly located on London Road Waterloooville (PO7 7HG) fronting onto the pedestrian walkway. This is a developing area offering an exciting mix of retail and commercial properties.

### Viewings

Strictly by appointment with sole letting agent, Marina & Hampshire Life Homes

### Lease

The property is available by way of a new internal repairing and insuring lease for a term of years to be agreed.

### Legal Cost

Each party is to bear their own costs incurred.

### VAT

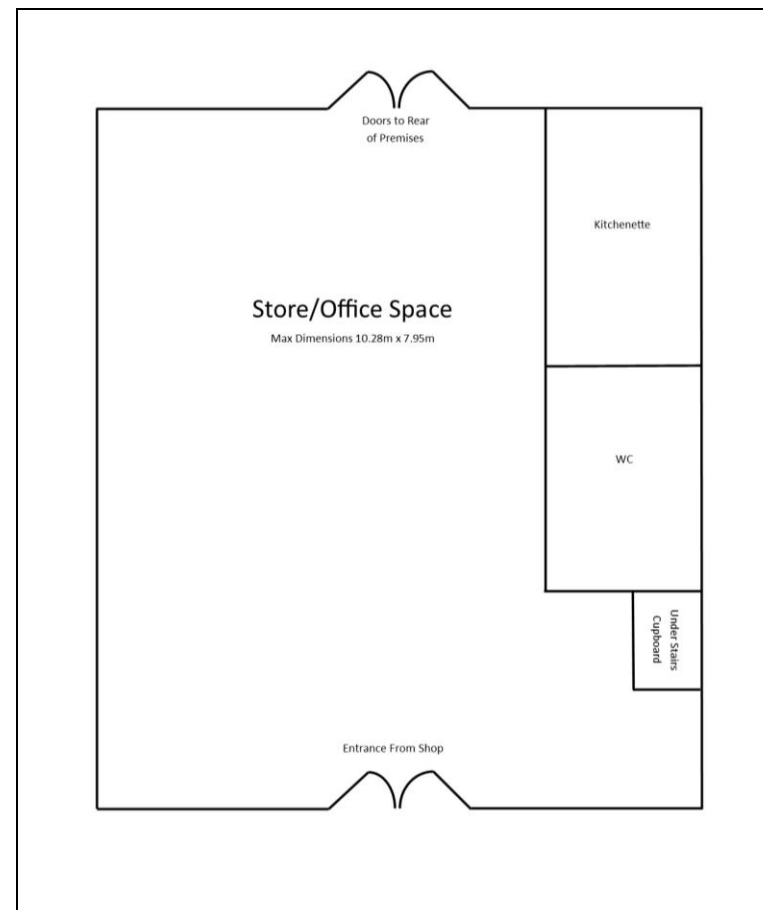
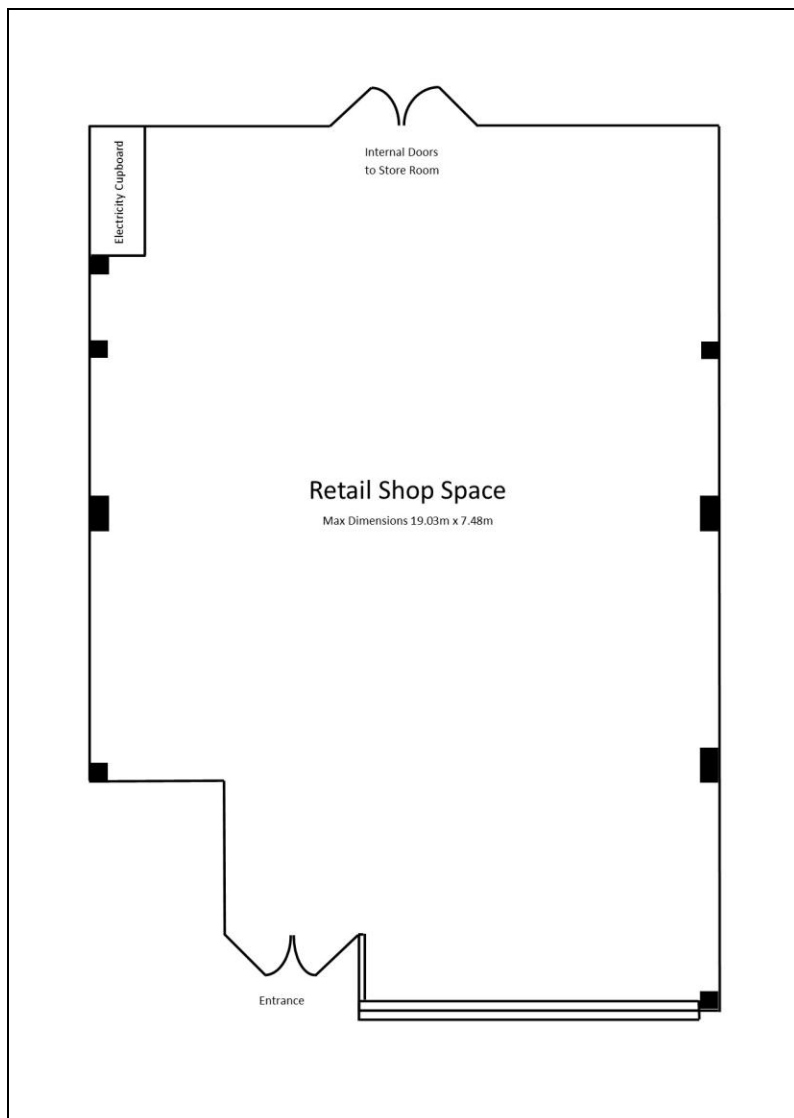
VAT is currently not charged at this property.

### RATEABLE VALUE

Current rateable value (1 April 2023 to present) £17,500 as identified on the gov.uk website, see link below:

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/2301462000>

Potential tenants should satisfy themselves of the correct rateable value and any rates payable.



### Floor Plans

Whilst every care has been taken to ensure the floor plans are an accurate representation of the retail space any potential tenant is recommended to view the property and take their

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements