



Unit 14, The Boulevard
London Road, Waterlooville, Hampshire PO7 7DT

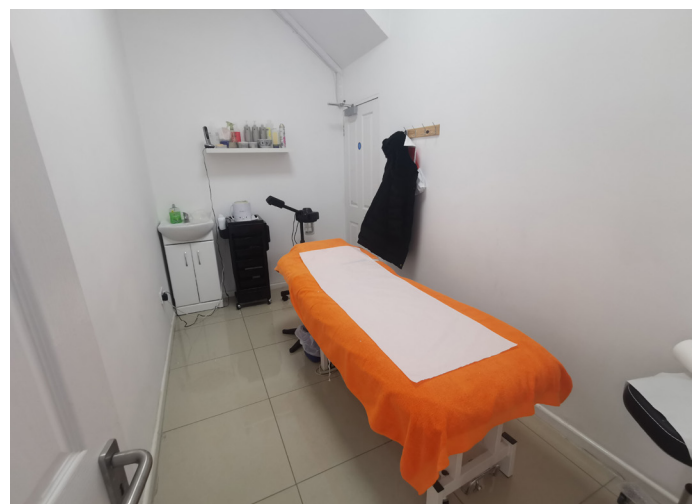
LEASE TO ASSIGN

GROUND AND FIRST FLOOR CLASS E UNIT

Sales Area - 50 sq m (538 sq ft)

Key Features:

- Central position close to public car parks, London Road and Dukes Walk Shopping Centre
- Two car parks close by which provide around 250 parking spaces
- 21 retail units within precinct
- Passing rent £13,000 pax
- Property eligible for Retail Rates Relief
- Assignment of current FRI lease
- Premium sought for beauty salon
- Nearby occupiers include Wilko, Costa, British Heart Foundation, 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.

Nearby occupiers include Wilko, Costa, British Heart Foundation, Barnardo's, Card Factory and Waterlooville Library.

Accommodation

The property comprises a two storey Class E premises with ground floor sales area and first floor storage. There is a kitchenette and WC.

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

Area	Sq M	Sq Ft
Ground Floor	50	538
First Floor	47.1	506
Total	97.1	1,045

EPC

We understand the property to have an EPC rating of D (95).

VAT

We understand the property is registered for VAT.

Planning

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

Terms

The property is available by way of an assignment of the existing full repairing and insuring lease, which is due to expire 30 May 2029. The passing rent is £13,000 per annum exclusive.

Service charge and buildings insurance is to be confirmed.

A premium of £40,000 is sought for the beauty salon goodwill and fixtures and fittings. Further information on request.

Business Rates

Rateable Value (2017): £10,250.

The occupier may be entitled to 100% Small Business Rate relief.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

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.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Lizzie Cottrell

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www.flude.com



Flude
PROPERTY CONSULTANTS

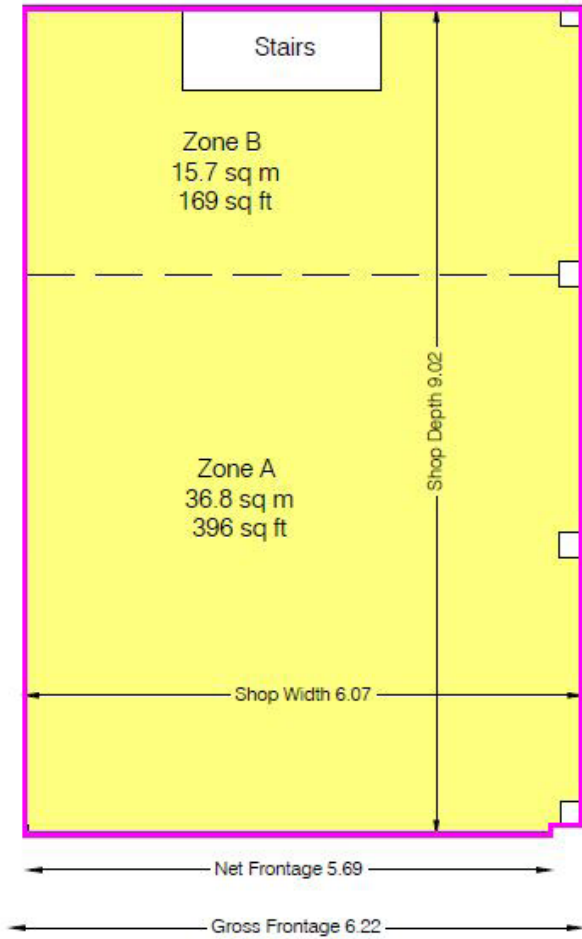


05 April 2022

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH

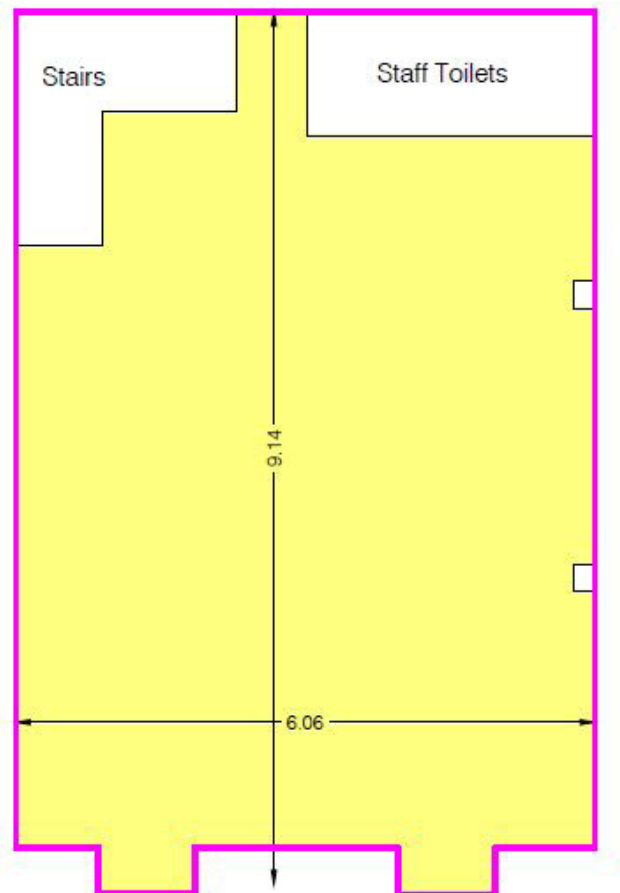


Floor Plans



Ground Floor

First Floor



For identification purposes only.