



Primmer Olds **BAS**

# FOR SALE

## Retail Investment Opportunity

103 LONDON ROAD, WATERLOOVILLE, HAMPSHIRE, PO7 7EQ

### KEY FEATURES

- NIA - 1,059 sq.ft (98.40 sq.m)
- Total Income £18,750 per annum
- Lease expiry 2026
- Attractive Net Initial Yield 10.9%
- Busy central trading location
- Guide price £168,000



Primmer Olds B-A-S  
Mountbatten House, 1 Grosvenor Square, Southampton, SO15 2JU  
Enquiries: Call us on 023 8022 2292



CALL US ON 023 8022 2292 | [WWW.PRIMMEROLDSBAS.CO.UK](http://WWW.PRIMMEROLDSBAS.CO.UK)

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# 103 LONDON ROAD

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## LOCATION

The property is situated in a pedestrianised section of London Road, Waterlooville, in close proximity to the junction with The Boulevard precinct. This section of London Road is occupied by a mix of national and independent retailers.

## DESCRIPTION

The property is a two storey end terrace retail unit. It's configured to provide main retail area, office/kitchen, rear store.

Stairs lead from the rear of the retail area to the first floor which comprises a landing, WC, and three cellular rooms. The property benefits from a single storey extension to the rear and a large car park.

## ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor	601	55.82
First Floor	459	42.61
Total Internal Area	1,059	98.40

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

## TENURE

Freehold

## TERMS

Offers considered in the region of £168,000 subject to contract for the freehold interest and subject to the agreements outlined.

A purchase at this level shows a Net Initial Yield of 10.9%, after usual buyers costs.

## VAT

We understand VAT is not applicable on purchase price.

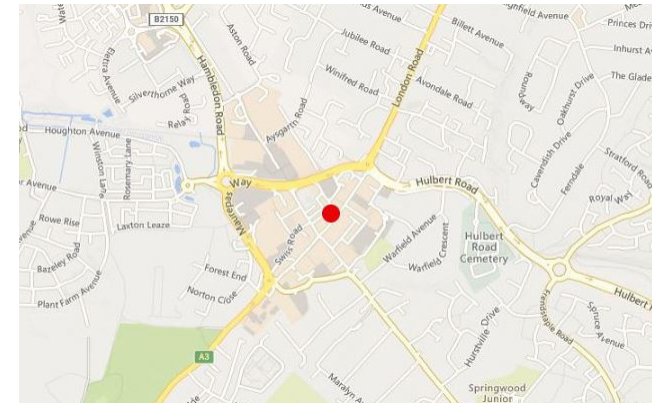
## EPC

Asset Rating E (114)

## LEASE TERMS

Property let by way of a lease dated 25th December 2016 for a term of 10 years at a passing rent of £18,750 per annum, expiring 24th December 2026. The tenant is an individual trading as Finishing Touch.

The lease is subject to an open market upward only rent review on the 25th December 2021.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT, in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



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## PLANNING

Under the new planning regulations, we believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

## RATES

Rateable Value £6,800  
Source [www.voa.org.uk](http://www.voa.org.uk) The 2024/2025 small business multiplier is 0.499 (4.99p payable per £1).

## EPC

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## MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.



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## SITE PLAN



For identification purposes only. Not to scale and not to be relied upon.

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