



kearney bell

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WATERLOOVILLE, UNIT 1A, DUKES WALK, PO7 7HS LARGE COMMERCIAL UNIT TO LET

- All uses considered subject to planning
- Free parking



LOCATION

Waterlooville is situated about 8 miles north of Portsmouth in Hampshire. Dukes Walk is a busy Shopping Centre and benefits from having one of the only free parking services in the town centre with approx. 250 spaces.

Retailers represented in Dukes Walk include **Holland & Barrett, One Beyond, Pure Gym, Card Factory, Bon Marche, EWM and The Works.**

ACCOMMODATION

The premises provide the following approximate NIA areas:

Ground Floor	2,691 sqm	28,972 sqft
First Floor	520 sqm	5,600 sqft
Lower Ground	709 sqm	7,640 sqft
External	129 sqm	1,396 sqft

RENT

On application.

RATES

The premises are currently assessed as a supermarket and is therefore valued at £520,000.

We would strongly recommend interested parties to make their own enquiries regarding a potential reassessment of this under a new use/lease.

SERVICE CHARGE

Approximately £69,398 pa for the year ending 31st December 2025.

TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed subject to a surrender of the existing lease.

SPECIFICATION

Handover condition to be agreed.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

EPC

Energy Rating C65 valid until 13th April 2032. Full report available on request.

TIMING

The premises are available subject to vacant possession.

INSPECTIONS

Viewing is strictly by appointment with:

Aaron Bell 07920 020048

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Russell Homer 07800 738865

Russell.homer@cbre.com

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