



**63-65 London Road, Waterlooville, PO7 7EX**  
Well Located Ground Floor Retail Unit with Rear Parking

### Summary

|                |                           |
|----------------|---------------------------|
| Tenure         | For Sale                  |
| Available Size | 1,260 sq ft / 117.06 sq m |
| Price          | £175,000                  |
| Rates Payable  | £4,540.90 per annum       |
| Rateable Value | £9,100                    |
| EPC Rating     | B (50)                    |

### Key Points

- Prominent location
- Rear Parking
- Retail with consulting rooms
- Close to town centre

## Description

The building comprises a ground floor commercial unit that has previously been used as an opticians. The unit benefits from a retail section towards the front with consulting rooms, kitchen area and toilets towards the rear. The rear of the building has access to a parking area for up to four cars.

## Location

The property occupies a prominent position in London Road, in the heart of Waterlooville town centre, and situated just outside the pedestrianised precinct.

The subject property is located on the north side of London Road. Local occupiers in the close vicinity are Subway, Nationwide, Natwest, Asda, Chapplins Estate Agents and Large & Large Opticians.

The A3(M) is approximately 1 ½ miles to the east, leading to Petersfield & Guildford to the north with the M27 motorway network to the south, with Havant railway station being approximately ten minutes drive away

## Accommodation

The accommodation comprises the following areas:

| Name              | sq ft        | sq m          | Availability |
|-------------------|--------------|---------------|--------------|
| Ground - Retail   | 665          | 61.78         | Available    |
| Ground - Office 1 | 118          | 10.96         | Available    |
| Ground - Office 2 | 275          | 25.55         | Available    |
| Ground - Office 3 | 79           | 7.34          | Available    |
| Ground - Kitchen  | 123          | 11.43         | Available    |
| <b>Total</b>      | <b>1,260</b> | <b>117.06</b> |              |

## Terms

Freehold is available at £175,000.

## Business Rates

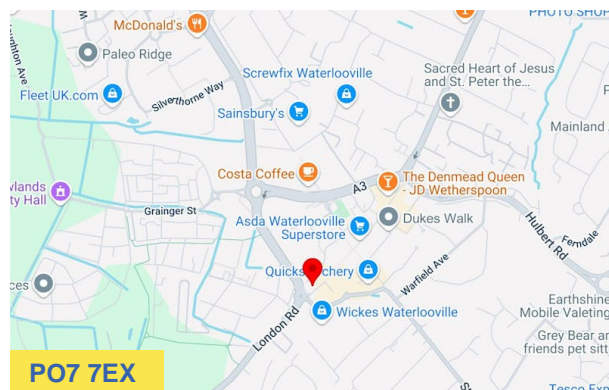
Rateable Value £9,100

You are advised to make your own enquiries in this regard to the local authority before making a commitment.

## Other Costs

Legal Costs - Each party to bear their own costs incurred in the transaction.

VAT - We understand the property is not elected for VAT



## Viewing & Further Information

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