

QUALIFIES FOR SBR RELIEF*



79A London Road, Waterlooville, PO7 7EL

Ground and First Floor Lock Up Shop

Summary

Tenure	To Let
Available Size	1,646 sq ft / 152.92 sq m
Rent	£14,000 per annum
Service Charge	N/A
Rateable Value	£11,000
EPC Rating	C (64)

Key Points

- Prominent Shop Frontage
- Potential for 100% Business Rate Relief
- Established Retail Area
- Class E Use
- Rear Loading
- Onsite Parking

Regulated by



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PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

Description

The property comprises of a two story lock-up shop set behind an aluminium frame glazed shop front, leading to a office space with suspended ceilings, LED lighting and carpeting. It is currently configured to provide an open plan office/retail area, ancillary, offices, 1st floor meeting rooms, kitchenette and w/c's.

Externally the property benefits from rear access/loading & parking. The property lends itself to multiple uses (STP).

Location

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

The subject property is located half way and 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	800	74.32	Available
1st	846	78.60	Available
Total	1,646	152.92	

Terms

Available on a new full repairing and insuring lease for a term to be agreed at £14,000 pax

Business Rates

Rateable value: £11,000. Source: voa.gov.uk

*Small Business Rates Relief of 100% is available for ratepayers occupying a single property with a rateable value up to and including £12,000 from 1 April 2017.

You are advised to confirm the rates payable with the local council before making a commitment.

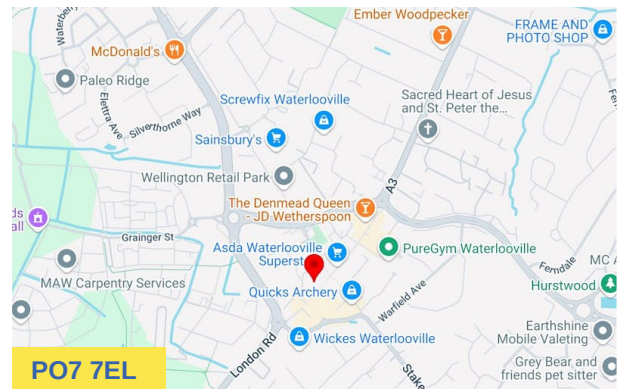
Other costs

Building Insurance - £954.52

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

VAT - Unless otherwise stated all costs & rents are exclusive of VAT

VAT - It is understood that the property is not elected for VAT



Viewing & Further Information

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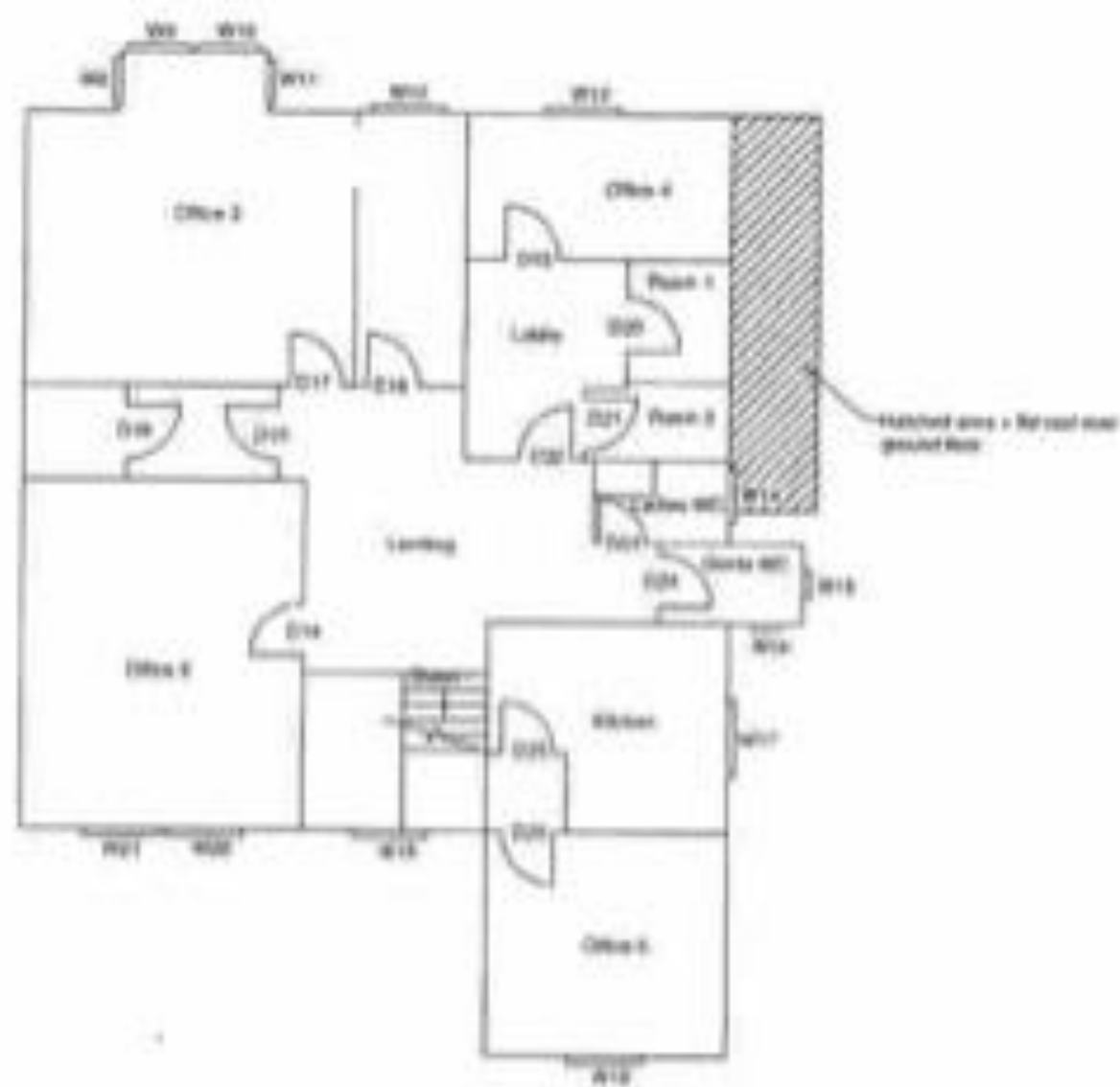
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Ground floor



First floor