



249 London Road, Horndean, Waterlooville, PO8 0HW
Showroom Premises with Forecourt Parking / Display

Summary

Tenure	To Let
Available Size	930 sq ft / 86.40 sq m
Rent	£28,000 per annum
Rates Payable	£11,516.25 per annum
Rateable Value	£20,750
EPC Rating	C (52)

Key Points

- Prominent Roadside Showroom Premises
- Small Showroom
- *Not Suitable as a Car Wash*
- Up to 30 Vehicle Spaces
- Well Located Just off A3 on Busy London Road

Description

The property is a former petrol filling station which now consists of a ground floor showroom with office and staff facilities set behind a partially converted forecourt used for display with ancillary parking and storage.

The site lends itself to a variety of uses from sales to showroom purposes but other uses considered subject to planning, if required.

Location

The subject premises is situated on the busy London Road between Viking Way to the north and Romsey Road to the south, the property is situated on the western side of London Road within a predominantly residential district. London Road leads to the A3M which runs northbound towards Petersfield and Guildford and south towards Havant, Portsmouth and the M27, A27 corridor.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Showroom and Forecourt with Parking	930	86.40	Available
Total	930	86.40	

Specification

- * Fully Glazed Showroom
- * Tarmaced Forecourt
- * Freestanding Canopy
- * W.C. with wash hand basin
- * Forecourt for approx 30 vehicles plus Storage Yard for a further 6 vehicles
- * Mains Water, Gas, Electricity & Drainage are connected to the property

Terms

Available on a new full repairing & insuring lease for a term to be agreed at an asking rent of £28,000 per annum, rent is exclusive of all out goings and VAT

Business Rates

Rateable Value £20,750

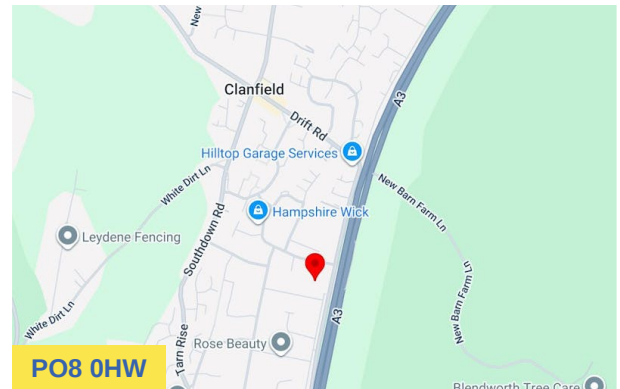
You are advised to check the rates with the local authority before making a commitment to lease.

Other Costs

Service Charge will be payable if applicable.

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

VAT - Unless stated otherwise all rents and costs are exclusive of VAT.



Viewing & Further Information

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