



## 23 The Boulevard, London Road, Waterlooville, PO7 7DT

Prominent Retail Premises - TO LET - Class E Uses

### Summary

|                       |                        |
|-----------------------|------------------------|
| <b>Tenure</b>         | To Let                 |
| <b>Available Size</b> | 721 sq ft / 66.98 sq m |
| <b>Rent</b>           | £16,000 per annum      |
| <b>Service Charge</b> | £814.20 per annum      |
| <b>Rateable Value</b> | £8,800                 |
| <b>EPC Rating</b>     | D (87)                 |

### Key Points

- Prominent Position
- Three Carparks in Close Proximity
- Nearby Occupiers include Wilko, Pure Gym, and Holland & Barrett
- Busy Parade Leading to Dukes Walk
- Range of Uses Considered (Class E)
- Established Thoroughfare & Barrett

## Description

The shop comprises a ground floor retail unit with cellular storage / office space provided to the rear, with additional under-stair storage provided towards the right hand flank. The premises benefits from two toilets to the rear in addition to rear pedestrian access.

## Location

23 The Boulevard is located in Waterlooville a growing town approximately 6 miles north east of Portsmouth a major regional port and hub for commercial activity, which forms part of the south coast conurbation.

The local road network provides convenient access to London, Guildford, Chichester, Portsmouth and Southampton with the A3(m) a short distance away by car. Waterlooville is well served by public transport with a number of bus stops within walking distance.

Waterlooville has undergone significant development over recent years thanks in part to the Berewood Green and Elm Green housing schemes.

23 The Boulevard is situated in the town centre with neighbouring occupiers including Costa Coffee, Poundland, Wilko, Pure Gym, Holland and Barrett and The Works.

## Accommodation

The accommodation comprises of the following

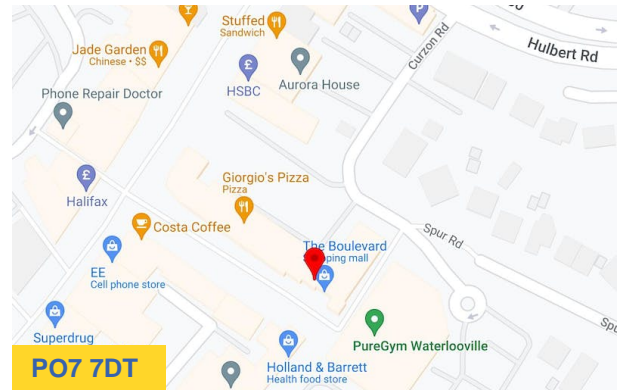
| Name                                   | Sq ft      | Sq m         | Availability |
|--|------------|--------------|--------------|
| Ground - Measured to notional frontage | 721        | 66.98        | Available    |
| <b>Total</b>                           | <b>721</b> | <b>66.98</b> |              |

## Viewings

Strictly by prior appointment with sole agents Holloway Iliffe & Mitchell - 023 9237 7800.

## Terms

The property is available to let on terms to be agreed at a commencing rental of £16,000 pax.



## Viewing & Further Information

### Nick Holtby

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### James West

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