



## 5 The Westbrook Centre, Grassmere Way, Waterlooville, PO7 8SE

### Ground Floor Business Premises

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	615 sq ft / 57.14 sq m
<b>Rent</b>	£10,500 per annum
<b>Rateable Value</b>	£5,400 Source VOA ( <a href="http://www.tax.service.gov.uk">www.tax.service.gov.uk</a> )
<b>EPC Rating</b>	C (58)

#### Key Points

- Busy local shopping centre
- Communal car parking
- Rear access
- Range of uses considered, subject to planning
- Class E use

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## Description

The property is an open plan ground floor business premises suitable as a lock-up shop or office. The property benefits from WC, kitchen facilities, and rear access. There is a suspended ceiling with LED lights.

There is also communal parking available for the shopping centre.

## Location

The Westbrook Shopping Centre is a busy local centre serving residents in the Cowplain vicinity. Grassmere Way is situated just off Tempest Avenue, a short distance from the busy London Road which leads to the A3M, and located 5 miles north of Portsmouth.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	615	57.14	Available
<b>Total</b>	<b>615</b>	<b>57.14</b>	

## Terms

£10,500 per annum, exclusive.

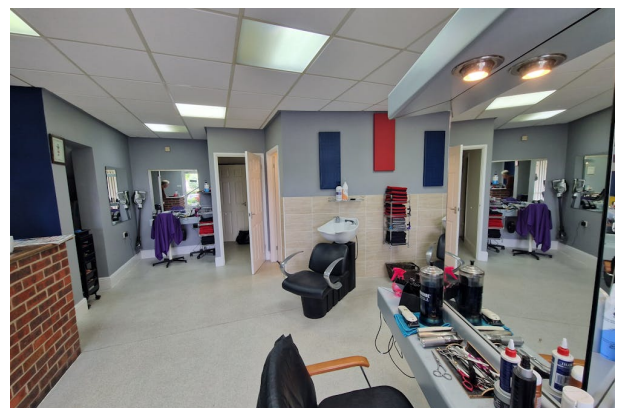
Available on a new effective full repairing and insuring lease for a term to be agreed.

## Other Costs

A service charge is payable to cover costs such as maintenance and repair of common parts landscaping management fees, currently at £400 pa.

Additionally building insurance is also payable.

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



## Viewing & Further Information

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