



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

### Ground Floor Business Premises

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	428 sq ft / 39.76 sq m
<b>Rent</b>	£7,500 per annum
<b>Rates Payable</b>	£2,245.50 per annum
<b>Rateable Value</b>	£4,500
<b>EPC Rating</b>	E (105)

#### Key Points

- Busy local shopping centre
- Communal car parking
- Rear access
- Self Contained

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

## Description

The property is a ground floor business premises suitable as a lock-up shop or office. The property benefits from disabled WC facilities and rear access.

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.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit - Ground floor	428	39.76	Available
<b>Total</b>	<b>428</b>	<b>39.76</b>	

## Terms

£7,500 per annum, exclusive.

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

## Business Rates

Rateable value £4,500.

You are advised to confirm the rates payable with the local council before making a commitment. This property may benefit from Small Business Rates Relief,

## Other Costs

A service charge is payable to cover costs such as maintenance and repair of common parts landscaping management fees.

Additionally building insurance is also payable.

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

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

## Video

● - <https://vimeo.com/418515995>



## Viewing & Further Information

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