

\*MAY QUALIFY FOR SBRR



**18 The Boulevard, London Road, Waterlooville, PO7 7DT**  
Prominent Retail Premises - TO LET - Class E Uses

**Summary**

Tenure	To Let
Available Size	950 sq ft / 88.26 sq m
Rent	£13,500 per annum
Rateable Value	£9,300
EPC Rating	Upon enquiry

**Key Points**

- Prominent Position
- Busy Parade
- Three Carparks in Close Proximity
- Range of Uses Considered (Class E)
- Established Thoroughfare
- Outside Seating Space Available

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## Description

The shop comprises a ground floor open plan retail space, with additional under-stair storage provided towards the left hand flank, and a first floor space consisting of partitioned rooms that can be removed or rearranged with Landlords consent, and a w/c with basin.

The property backs onto a service road, and also benefits from a the possibility for outside seating if required.

## Location

18 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.

18 The Boulevard is situated in the town centre with neighbouring occupiers including Costa Coffee, Poundland, O2, Hayes Travel, Pure Gym, Holland and Barrett, and The Works.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	487	45.24	Available
1st	463	43.01	Available
<b>Total</b>	<b>950</b>	<b>88.25</b>	

## Viewings

Strictly by prior appointment with sole agents Holloway Iliffe & Mitchell - 02392 377 800.

## Terms

The property is available to let on terms to be agreed at a commencing rental of £13,500 pax.

## Business Rates

Rateable Value £9,300 (Source: VOA)

\*The property may qualify for small business rates relief, you are therefore advised to make your own enquiries to the local authority before making a commitment to lease.

## Other Costs

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

Service charge - £948.40 + VAT per annum for the current term.

Building Insurance is £268.86 + VAT per annum for the current term.

VAT - it is understood that the property is elected for VAT.



## Viewing & Further Information

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