



55 London Road, Cowplain, Waterlooville, PO8 8UJ
Ground Floor Retail Lock Up

Summary

Tenure	To Let
Available Size	1,032 sq ft / 95.88 sq m
Rent	£15,000 per annum
Business Rates	Upon Enquiry
EPC Rating	B (47)

Key Points

- Busy Roadside Retail
- EPC - B
- Allocated Parking Space
- Rear Access/loading

Description

The property is a mid-terrace ground floor lock-up shop previously let to Betfred. There are x3 W/Cs, as well as kitchenette facilities within the rear parts of the unit, with a large retail area at the front.

The property benefits from rear access suitable for loading and unloading and a car parking space, as well as general parking in a layby for the retail terrace out the front

Property Highlights / Amenities

- Total parking spaces: 1

Location

The property is located on the west side of the very busy London Road, which connects Waterlooville and Cowplain. It is roughly 1 mile north from Waterlooville town centre, and 1.7 miles (by road) from Junction 3 of the A3(M), leading to Petersfield & Guildford to the north with the M27 motorway network to the south

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	1,032	95.88	Available
Total	1,032	95.88	

Viewings

Strictly by appointment with sole agents Holloway Iliffe & Mitchell, James West - 02392 377 800

Terms

Available on a new full repairing and insuring lease for a term to be agreed at a rent of £15,000 pax

Business Rates

Rateable value: £12,750 (1st April 2023); Source: voa.gov.uk.

You are advised to confirm the rates payable with the local council before making a commitment.

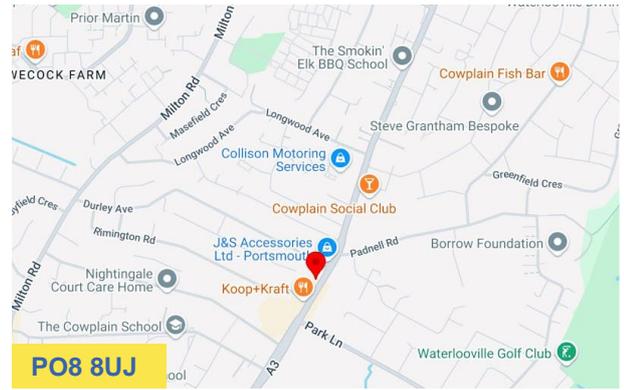
Other Costs

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

Service Charge - Tenant will pay 50% contribution obligation on communal repairs.

Building insurance - Tenant will be responsible for reimbursing the BI, previously the BI was £672.40 for 2024

VAT is not applicable.



Viewing & Further Information

James West
02392 377800 | 07415438230
James@hi-m.co.uk

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