

TO LET

Ground Floor Commercial Unit

**322 London Road,
Waterlooville, Hampshire,
PO7 7DU**

Key Features

- Net Internal Area – 353 sq.ft (32.79 sq.m)
- Asking rent £8,500
- Pedestrianised pitch
- Private access to the rear
- Small business rates relief (subject to eligibility)
- No VAT payable
- X1 allocated parking space



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Cumberland House, 15-17 Cumberland Place, Southampton, Hampshire SO15 2BG

Location

London Road forms part of the retail district that serves the local and wider population and is made up of a broad range of national, regional and local occupiers.

Description

The property comprises of a ground floor lock up commercial unit with large glass frontage and a W/C to the rear. There is private access to the rear of the property and one allocated parking space.

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £8,500 per annum exclusive of rates VAT (if applicable) and all other outgoings.

VAT

We understand that VAT is not payable, however all parties are advised to make their own enquiries into the matter.



What3words: **fuels.owners.hungry**

Accommodation

Floor Areas	Sq Ft	Sq M
Total Net Internal Area	353	32.79

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

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Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating D (83)

Rateable Value

Rating £4,400
Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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