



**HOLLOWAY
ILIFFE &
MITCHELL**

Leisure, Office, Restaurant, Retail
TO LET



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



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RICS

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PORTSMOUTH **023 9237 7800**

SOUTHAMPTON **023 8011 9977**

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

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.

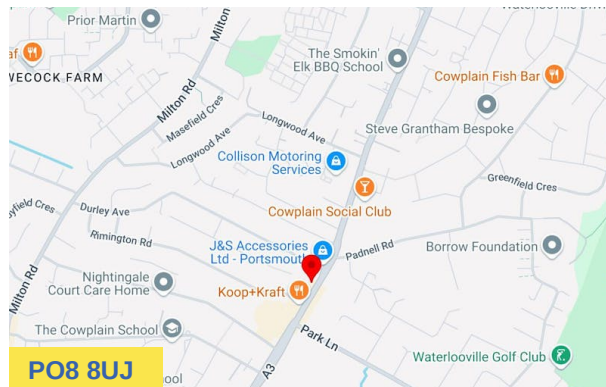
Other Costs

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
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