



**101a London Road, Waterlooville, PO7 7EQ**  
Refurbished Class E Unit - To Let

### Summary

|                |                           |
|----------------|---------------------------|
| Tenure         | To Let                    |
| Available Size | 1,126 sq ft / 104.61 sq m |
| Rent           | £28,000 per annum         |
| Service Charge | £371.58 per annum         |
| Rateable Value | £15,250                   |
| EPC Rating     | C (65)                    |

### Key Points

- To Let
- Prime Pitch
- Regeneration Site
- 3 Months Rent Free on Leases 5 years+
- Range of Uses Considered STP
- Refurbished Accommodation
- Rear Loading

Regulated by



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PORTSMOUTH **023 9237 7800**

SOUTHAMPTON **023 8011 9977**

## Description

The shopping centre is under new ownership with an extensive refurbishment programme across the development, including ground floor commercial units, first floor residential flats, and generally uplift and modernise the feel of the shopping precinct. Wellington Way is near fully let with a variety of national covenants and local businesses.

101a Wellington Way sits on London Road, Waterlooville's main high street, and benefits from a rear private loading road.

The units fall within Class E of The Use Classes Order 1987 (as amended 2020), enabling a range of permitted uses including;

- Retail Sale of Goods
- Professional Services
- Financial Services
- Provision of Medical or Health Services
- Offices
- Sale of food and drink for consumption (mostly) on the premises

## Location

Wellington Way Shopping Centre is located in the centre of Waterlooville a growing town positioned approximately 6.5 miles northeast of Portsmouth a major regional port and hub for commercial activity. Waterlooville forms part of the expanding south coast conurbation between Southampton in the west and Chichester in the east. Waterlooville benefits from good transport communications with the A3(M) a short car journey away which leads north to Guildford and London and south to Portsmouth and the M27 and the wider motorway network.

There are three main town centre car parks within a short walk of Wellington Way and bus stops located at the south western end of the centre. Nearby occupiers include; Boots, Iceland, Timpson's , Costa Coffee, Greggs, WH Smith and Poundland.

## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft        | sq m          | Availability |
|--------------|--------------|---------------|--------------|
| Unit         | 1,126        | 104.61        | Available    |
| <b>Total</b> | <b>1,126</b> | <b>104.61</b> |              |

## Terms

Available on a new effective Full Repairing Insuring Lease for a term to be agreed at a rent of £28,000 per annum.

\*\*\* 3 MONTH RENT FREE ON LEASES OVER 5 YEARS+ \*\*\*

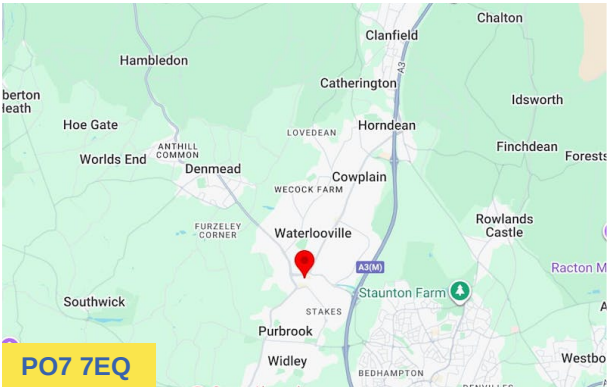
## Business Rates

RV - £15,250; Source VOA/HMRC

You are advised to make all enquiries to the local council regarding Business Rates.

## Other Costs

- Service Charge is £495 pa for the current service charge year.
- Building Insurance is £1,227.51 pa for the current policy term.
- Legal Costs - Each party will be responsible for their own legal costs incurred in



## Viewing & Further Information

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