



268 London Road, Waterlooville, PO7 7EP
FREEHOLD SALE

Summary

Tenure	For Sale
Available Size	1,630 sq ft / 151.43 sq m
Price	£280,000
Rateable Value	£10,750
EPC Rating	E (103)

Key Points

- For Sale
- Development Potential
- Vacant Possession
- 3 Floors
- High Street Location

Regulated by



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PORTSMOUTH **023 9237 7800**

SOUTHAMPTON **023 8011 9977**

Description

The building comprises a ground floor, first floor, and second floor commercial unit that has previously been used as an Estate Agents. The unit benefits from a retail section towards the front with meeting space, rear access, kitchen area and toilets towards the rear, on the ground floor. The first and second floor consist of several rooms and w/c, but not previously used.

Location

The property occupies a prominent position on the south side of London Road, in the heart of Waterlooville town centre, and situated just outside the pedestrianised precinct and Waterlooville bus stop cluster.

Local occupiers in the close vicinity are Subway, Nationwide, Natwest, Asda, Chapplins Estate Agents and Kwik Fit.

The A3(M) is approximately 1 ½ miles to the east, leading to Petersfield & Guildford to the north with the M27 motorway network to the south, with Havant railway station being approximately ten minutes drive away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	757	70.33	Available
1st	480	44.59	Available
2nd	393	36.51	Available
Total	1,630	151.43	

Terms

Freehold is available at £280,000.

Business Rates

Rateable Value £10,750

You are advised to make your own enquiries in this regard to the local authority before making a commitment.

Other Costs

Legal Costs - Each party to bear their own costs incurred in the transaction.
VAT - Unless otherwise stated all costs, prices and rents are exclusive of VAT.
VAT - We understand the property is not elected for VAT.



Viewing & Further Information

James West
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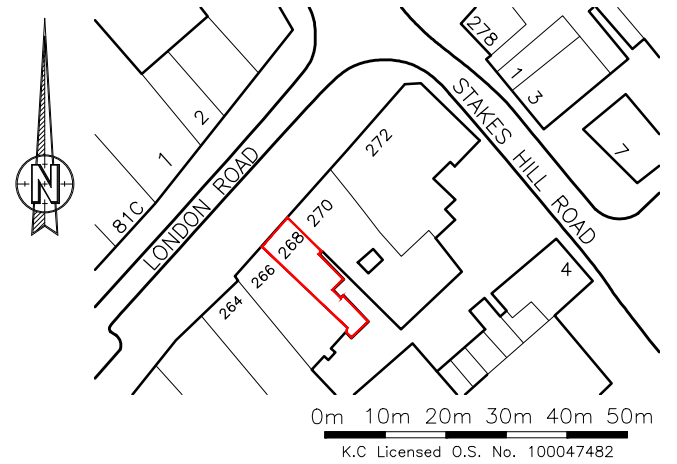
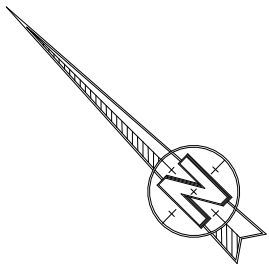


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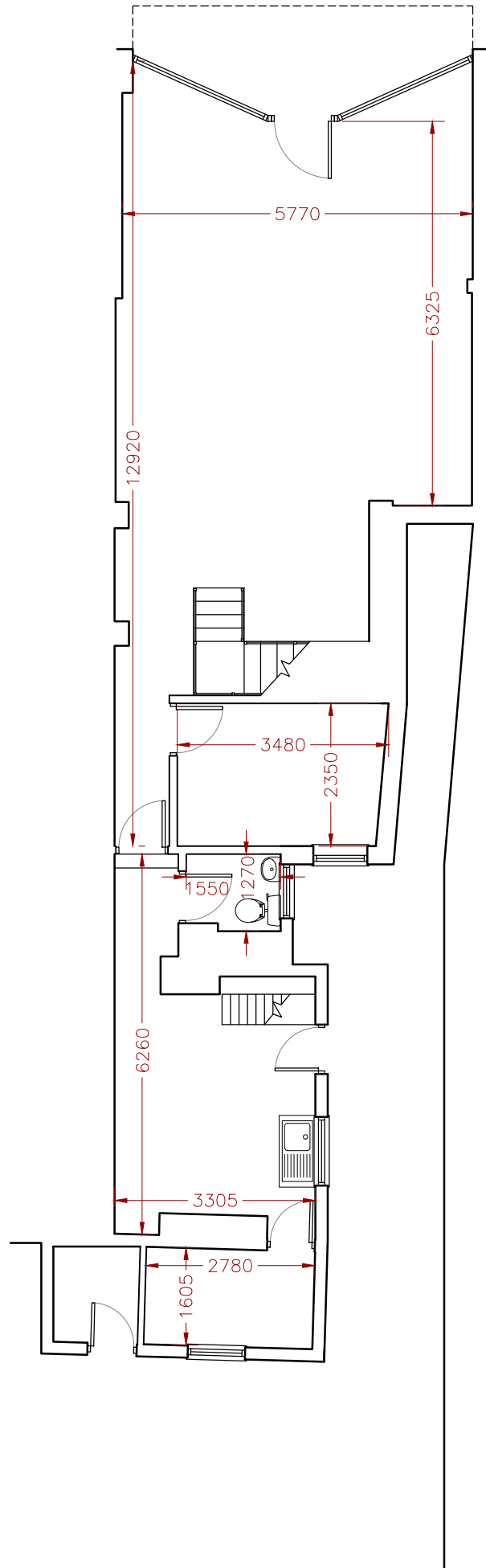




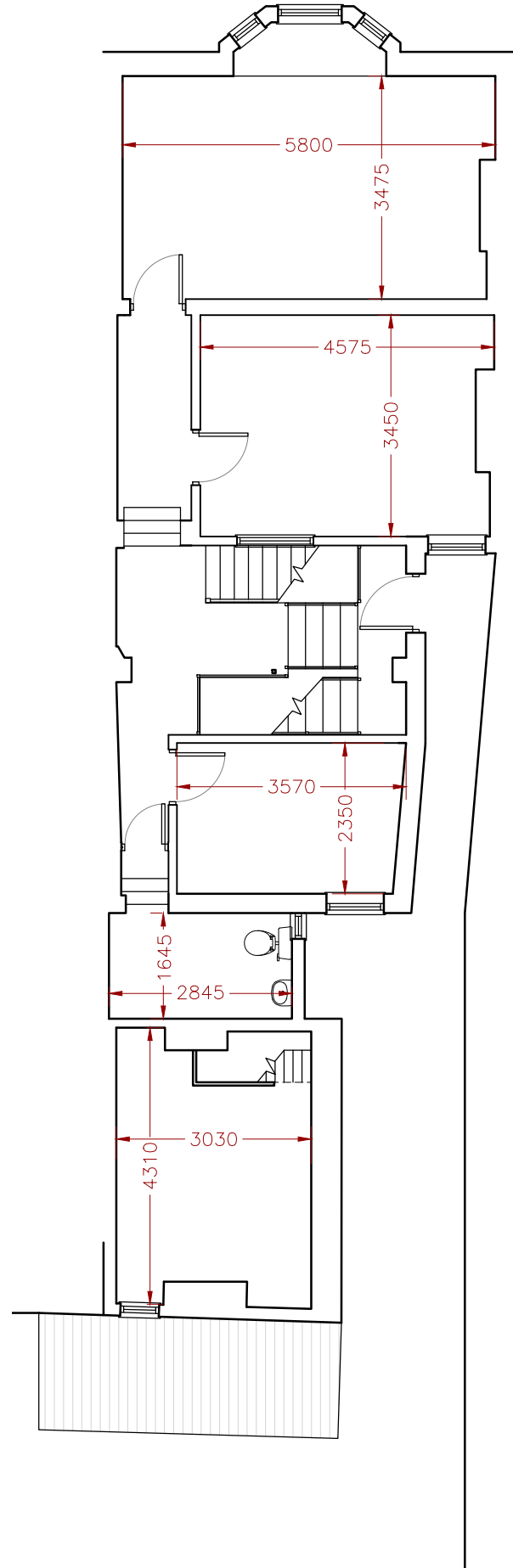


LOCATION PLAN @ 1:1250

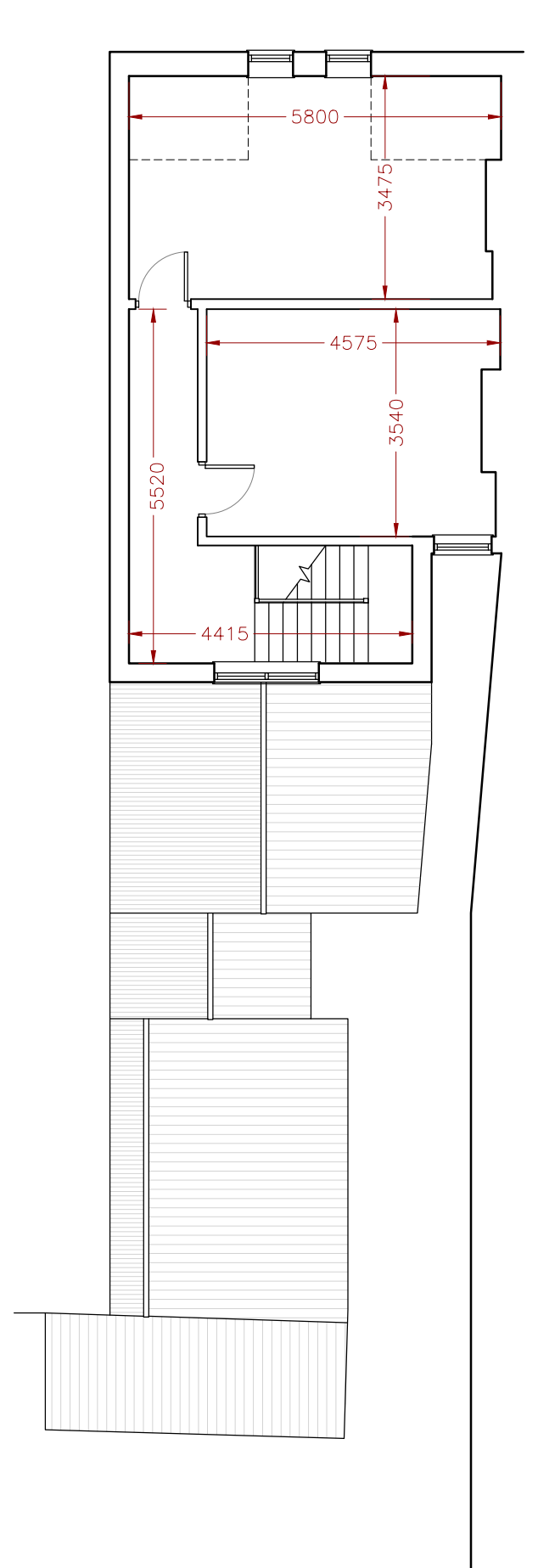
GROUND FLOOR @ 1:100



FIRST FLOOR @ 1:100



SECOND FLOOR @ 1:100



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Project

268 LONDON ROAD
WATERLOOVILLE
PO7 7EP

Scale

1:100@A3

Date

APR 2026

Client

ADAM QUINT

Drawing

EXISTING PLAN

Project no.

KC

Sequential

01

Bldg/Floor

A

Detail

EX

Rev

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