

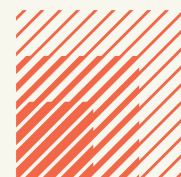


125 London Road

Cowplain, Waterlooville PO8 8XJ

TO LET

895 sq. ft (83.1 sq. m)



**HELLIER
LANGSTON**

www.hlp.co.uk

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Single Storey Retail Unit

Description

125 London Road is a standalone property including a ground floor lock up shop with a single WC, small office, storage and side pedestrian access.

The property benefits from a tarmac frontage providing parking for one car.

Rent

£7,500 per annum exclusive.

Tenure

The property is available on a new full repairing and insuring lease for a term to be agreed.

Rateable Value

Shop and premises - £7,700.

Source: www.tax.service.gov.uk/business-rates-find/search

EPC

Rating - TBC

VAT

The property is not elected for VAT.

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to GIA as follows:

Accommodation	Sq. ft	Sq. m
Ground Floor Shop	564	52.4
Ground Floor Office	65	6
Internal Storage	15	1.4
External Storage	251	23.3
Total	895	83.1

Code of Leasing Business Premises

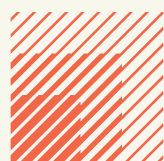
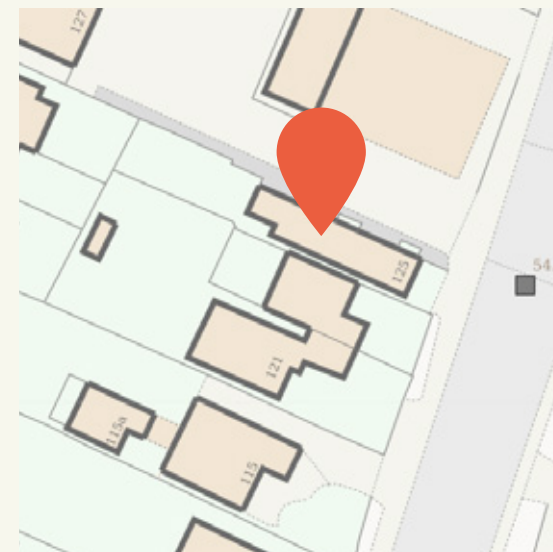
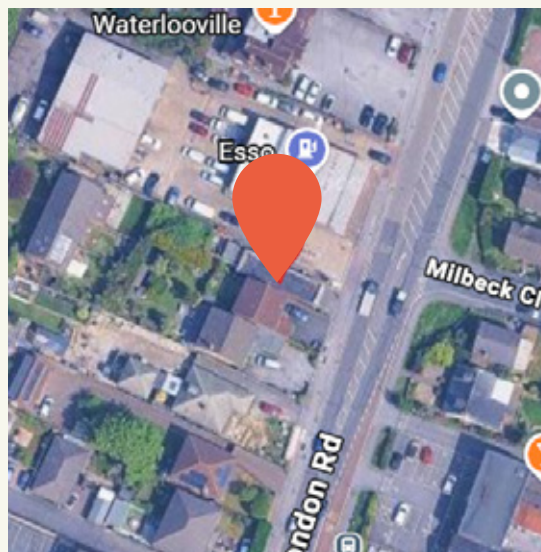
In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

Location

The property is situated in a predominantly residential area on London Road, approximately 1.6 miles from junction 2 of the A3(M). Local amenities include an Esso filling station adjacent to the property and a public house within close proximity.



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Get intouch

Direct your viewing request and enquiries to:-



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Strictly by appointment with sole agents Hellier Langston.