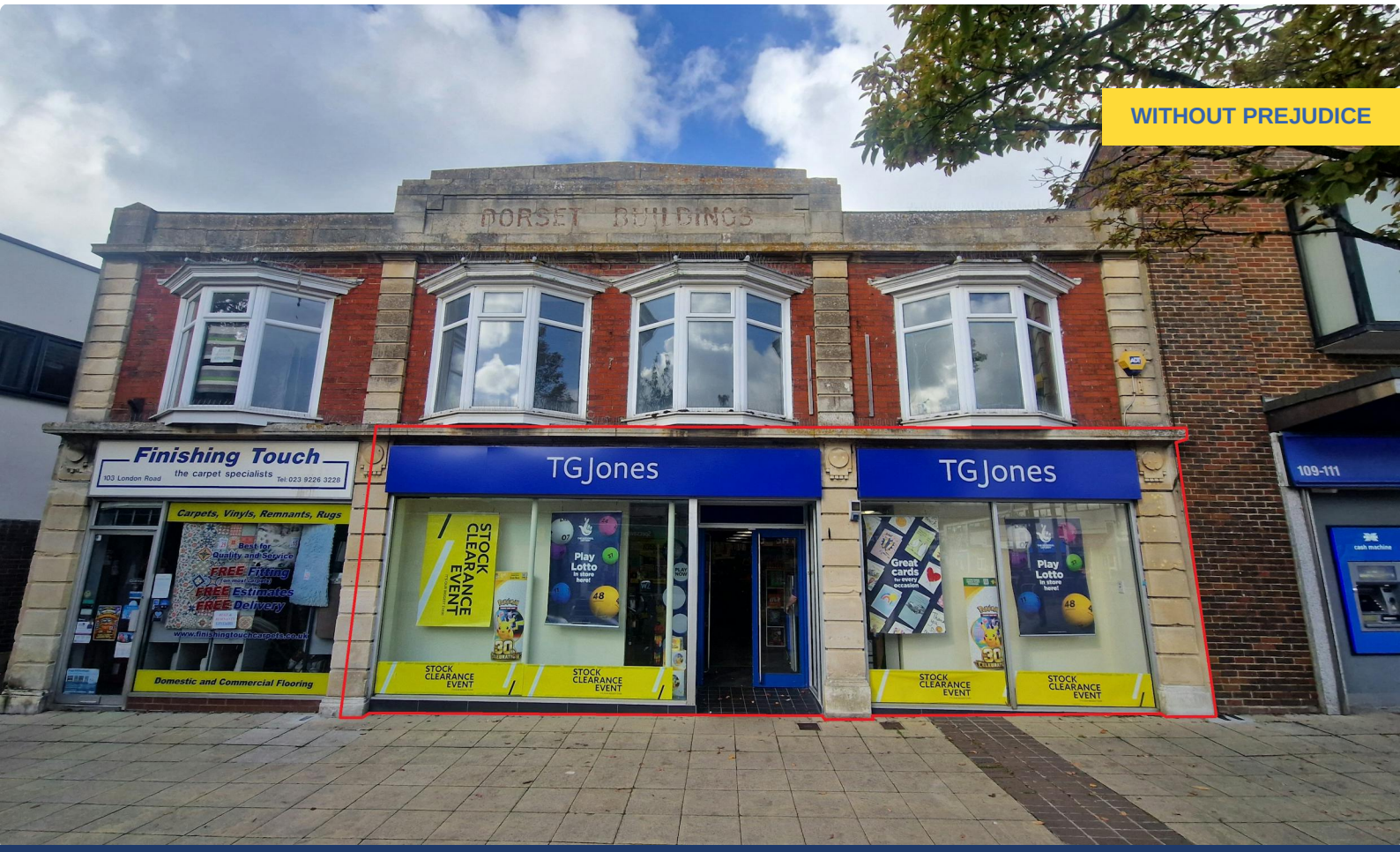
HOLLOWAY ILIFFE & MITCHELL

Leisure, Office, Retail

TO LET



Ground Floor, 105-107 London Road, Waterlooville, PO7 7EQ

Prime Pitch Class E Unit Available

Summary

Tenure	To Let
Available Size	2,544 sq ft / 236.35 sq m
Rent	£34,000 per annum
Business Rates	Upon Enquiry
EPC Rating	D (82)

Key Points

- Prime Pitch
- Amongst other National Retailers
- Rear Loading
- Class E Use
- Available February 2027
- Range of Uses Considered STP

Regulated by RICS

hi-m.co.uk

PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

Ground Floor, 105-107 London Road, Waterlooville, PO7 7EQ

Description

The ground floor unit at 105-107 is located on London Road, Waterlooville's main high street, and benefits from a rear private loading and access to Wellington Way Car Park, as well as pedestrian access directly onto London Road. The property is currently let to T.G. Jones but will be available from early 2027.

The property falls within Class E of The Use Classes Order 1987, but other uses are considered STP. The area has accessible transport routes including access to the A3(M), and bus stop interchange linking Havant, Portsmouth, Petersfield and Hayling Island.

Location

London Road is located in the heart of Waterlooville's retail area, 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 carparks 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, Betfred and Poundland.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,544	236.35	Available
Total	**2,544**	**236.35**	

Terms

Available on a new effective Full Repairing Insuring Lease for a term to be agreed at a rent of £34,000 per annum.

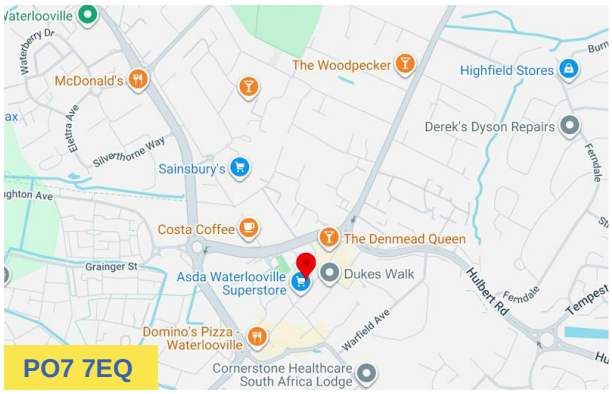
Business Rates

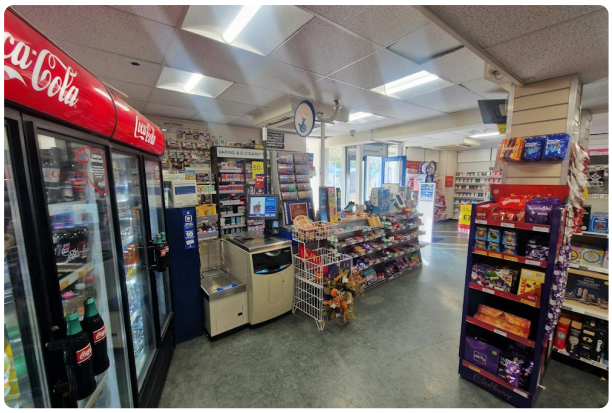
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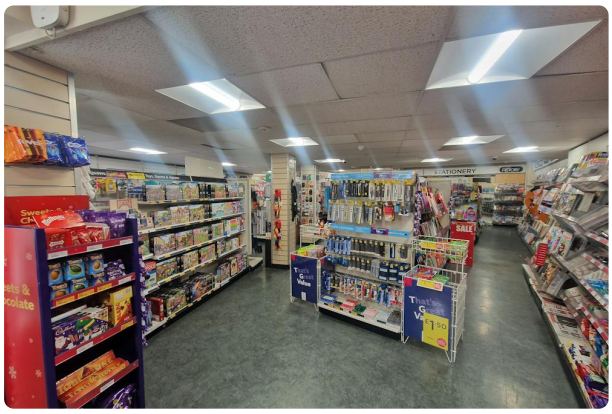
You are advised to make all enquiries to the local council regarding Business Rates.

Other Costs

A Service Charge apportionment will be chargeable to the Tenant.
Building Insurance is ~£1,500 for the current policy term, but is viable to change with the property being split.
Legal Costs - Each party will be responsible for their own legal costs incurred in the transaction.
Unless otherwise states all rents and costs are exclusive of VAT.
VAT is not applicable







Viewing & Further Information

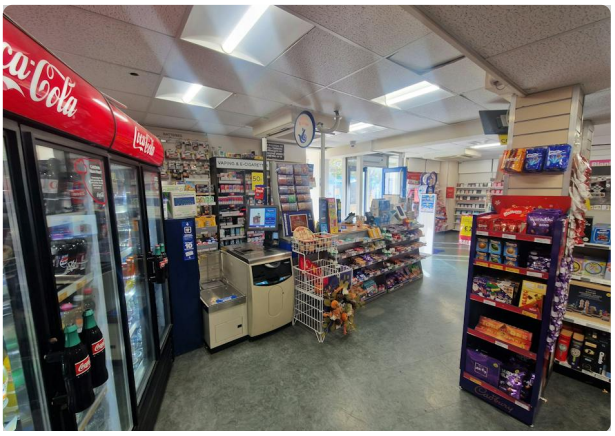
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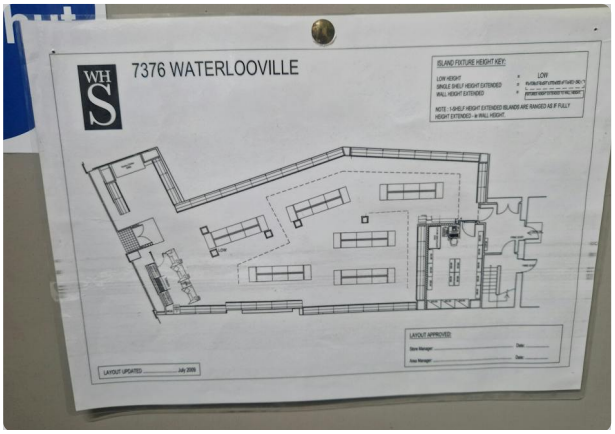
HOLLOWAY ILIFFE & MITCHELL

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