



## 246 London Road, Waterlooville, PO7 7HG

Retail / Office Premises Over Ground and First Floor

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	68 sq m / 731 sq ft
<b>Rent</b>	£12,500 per annum
<b>EPC Rating</b>	Upon Enquiry

### Key Points

- Located in town centre
- Rear parking / loading
- A2 Use



## Location

246 occupies a prominent position along London Road in the heart of Waterlooville town centre. The A3 (M) is approximately 1.5 miles to the east leading to Petersfield and Guildford to the north with the M27 motorway network to the south, with Havant railway station being approximately 10 minutes drive away.

## Description

The property is a mid terrace commercial premises over ground and first floor. Currently the property falls within A2 use however is suitable for alternative uses subject to the necessary planning consent.

The ground floor is set behind a full glazed shop front with a recessed door entrance leading to an open plan area and to stairs leading to the upper parts.

There is a rear store, office, kitchen and wc's on the ground floor with rear access to a small private seating area and parking area for approximately 6 vehicles.

The upper parts are configured to provide three cellular office spaces.

## Accommodation

The accommodation comprise the following

Floor / Unit	Size (sq ft)	Size (sq m)	Status
Unit (Main retail area)	339	31.49	Available
Unit (FF back office)	91	8.45	Available
Unit (Rear store)	63	5.85	Available
Unit (Kitchen)	33	3.07	Available
Unit (Rear office)	97	9.01	Available
Unit (FF front office)	108	10.03	Available
<b>Total</b>	<b>731</b>	<b>67.91</b>	

## Viewings

To be confirmed

## Terms

Guide rent £12,500 pa

## Business Rates

Rateable Value: £7,900

You are advised to check the rates payable with the local council before making a commitment.

## Other Costs

A service charge may be payable to cover costs such as maintenance and repair of common parts.

Additionally building insurance is also payable.

Each party to be responsible for their own legal costs incurred in the transaction.

Unless stated, all prices and rents are quoted exclusive of VAT.

## Video

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## Viewing & Further Information

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