

WATERLOOVILLE

28 WELLINGTON WAY

On the instructions of



LOCATION

The premises occupy a prominent position within Wellington Way, which is adjacent to London Road, the main retail location within Waterloooville.

The premises are situated on the main walkway between London Road and one of the town's principal car parks and are adjacent to **The Post Office** and **Scrivens**. Other retailers represented include **M & Co**, **Shoefayre**, **BeWise**, **Clares**, **Iceland** and **Holland & Barrett**.

ACCOMMODATION

The property is arranged to provide a ground floor retail shop with first floor storage/staff accommodation, with the following approximate dimensions and areas:-

Internal Width	17 ft 2 ins	5.23 m
Ground Floor Sales	822 sq ft	76.36 sq m
Ground Floor Stock	48 sq ft	4.46 sq m
First Floor	249 sq ft	23.13 sq m

TERMS

The property is available for a term to be agreed on a full repairing and insuring lease at an initial rent of **£20,000** per annum exclusive.

SERVICE CHARGE

Service Charge information is available upon application.

RATES

Rateable Value:	£15,500
Rates Payable 2009/2010	£ 7,518

Interested parties are advised to verify these figures with the local authority.

LEGAL COSTS

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

VIEWING

Strictly by appointment through **Jackson Criss** on **020 7637 7100**:

Adam Rawcliffe/ Tom Hamilton
arawcliffe@jacksoncriss.co.uk
tomh@jacksoncriss.co.uk

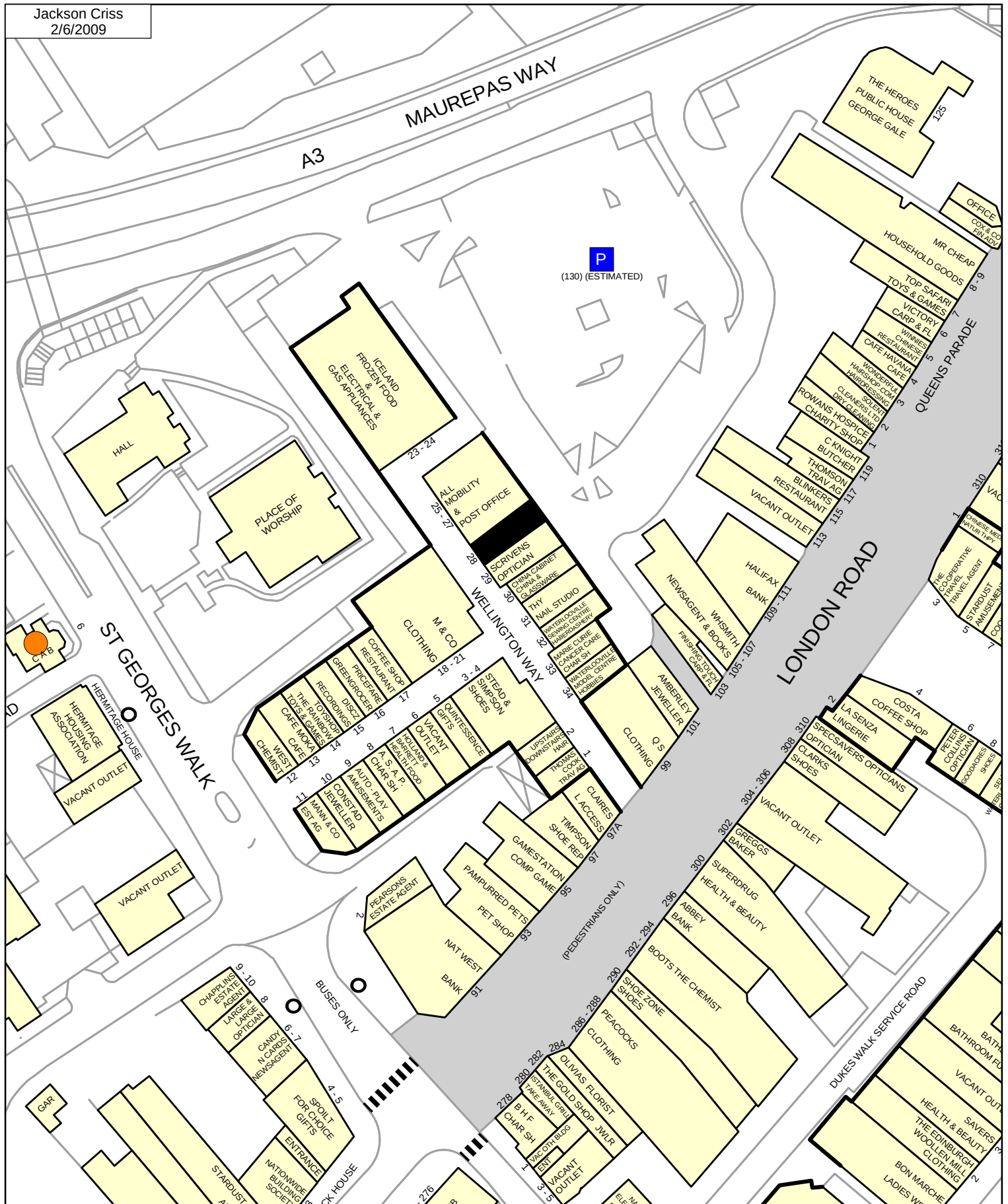
or through our joint agent:

Tim Clark - Garner Wood
Tel: 023 9262 9000
t.clark@garnerwood.co.uk

SUBJECT TO CONTRACT

MAY 2009

Jackson Criss
2/6/2009



50 metres