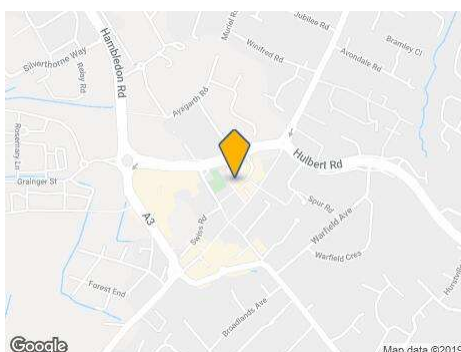


1 28 Wellington Way

Waterlooville, PO7 7ED - Havant Ret Submarket



TENANT

Tenant Name: **Inflorescence**

LEASE

SF Leased: **822 SF**
 Sign Date: **Dec 2009**
 Space Use: **Retail**
 Floor: **GRND Floor**

RENTS

Asking Rent: **£20,000 PA**

CONCESSIONS AND BUILDOUT

Rent Free Months: **3 Months**

LEASE TERM

Start Date: **Jan 2010**
 Expiry Date: **Nov 2020**
 Lease Term: **10 Years**
 Breaks: **Mutual - Nov 2011,...**
 Reviews: **Nov 2015**

PROPERTY EXPENSES

Service: **Fully Repairing & In...**

TIME ON MARKET

Date On Market: **Sep 2009**
 Date Off Market: **Dec 2009**
 Months on Market: **3 Months**

TIME VACANT

Date Occupied: **Jan 2010**

MARKET AT LEASE

Vacancy Rates	2009 Q4	YOY
Current Building	74.9%	-
Submarket 2-4 Star	1.4%	-
Market Overall	-	-

Same Store Asking Rent/SF	2009 Q4	YOY
Current Building	£17.87	-
Submarket 2-4 Star	£14.35	-
Market Overall	-	-

Submarket Leasing Activity	2009 Q4	YOY
12 Mo. Leased SF	-	-
Months On Market	8.3	-

LEASING AGENTS

Flude Commercial
 114 Kingston Cres
 Portsmouth, PO2 8AL

PROPERTY

Property Type: **Retail**
 Status: **Built May 1982**
 Tenancy: **Single**
 Construction: **Masonry**
 NIA: **1,098 SF**
 Floors: **2**
 Floor Size: **686 SF**
 Vacancy at Lease: **74.9%**

LEASE NOTES

Inflorescence has taken 822 sq ft (76.36 sq m) of ground and first-floor retail space from Stockland Limited on a 10-year lease, subject to a rent review at the end of year five and an option to break in years one and five. Garner Wood acted on behalf of Stockland Limited. 3 months rent-free period was agreed. The tenant was unrepresented. The quoting rent was £20,000pa, equating to £24.33psf (£261.90psm).