

WATERLOOVILLE

UNIT 31 WELLINGTON WAY

RETAIL UNIT TO LET

LOCATION

Waterlooville is located two miles from Junction 3 of the A3 (M) Motorway and five miles north of Havant and the M27 Motorway.

The property is situated within Wellington Way, which lied adjacent to London Road, the town's main retailing location within Waterlooville.

The subject scheme is anchored by **Iceland**, as well as a number of other national multiple retailers including **Mackays**, **BeWise**, **Claire's Accessories**, **Timpson** and **Holland & Barrett**.

ACCOMMODATION

The unit is arranged over ground and first floors, providing the following approximate areas:-

Ground Floor	727 sq ft	(67.53 sq m)
Ancillary	218 sq ft	(20.25 sq m)

TERMS

A new effectively full repairing and insuring lease for a term to be agreed, subject to five yearly upward only rent reviews.

RENT

£18,000 per annum exclusive.



RATES

We have been verbally advised by the Local Rating Authority that the premises are assessed for rates as follows:-

Rateable Value	£14,500
Rates Payable 2008/09	£6,699

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

For further information or an appointment to inspect the unit, please contact:-

Tom Hamilton

Tel: 020 7637 7100

E-mail: tomh@jacksoncriss.co.uk

Adam Rawcliffe

Tel: 020 7637 7100

E-mail: arawcliffe@jacksoncriss.co.uk

Or our joint agents **Garner Wood**

Tim Clark

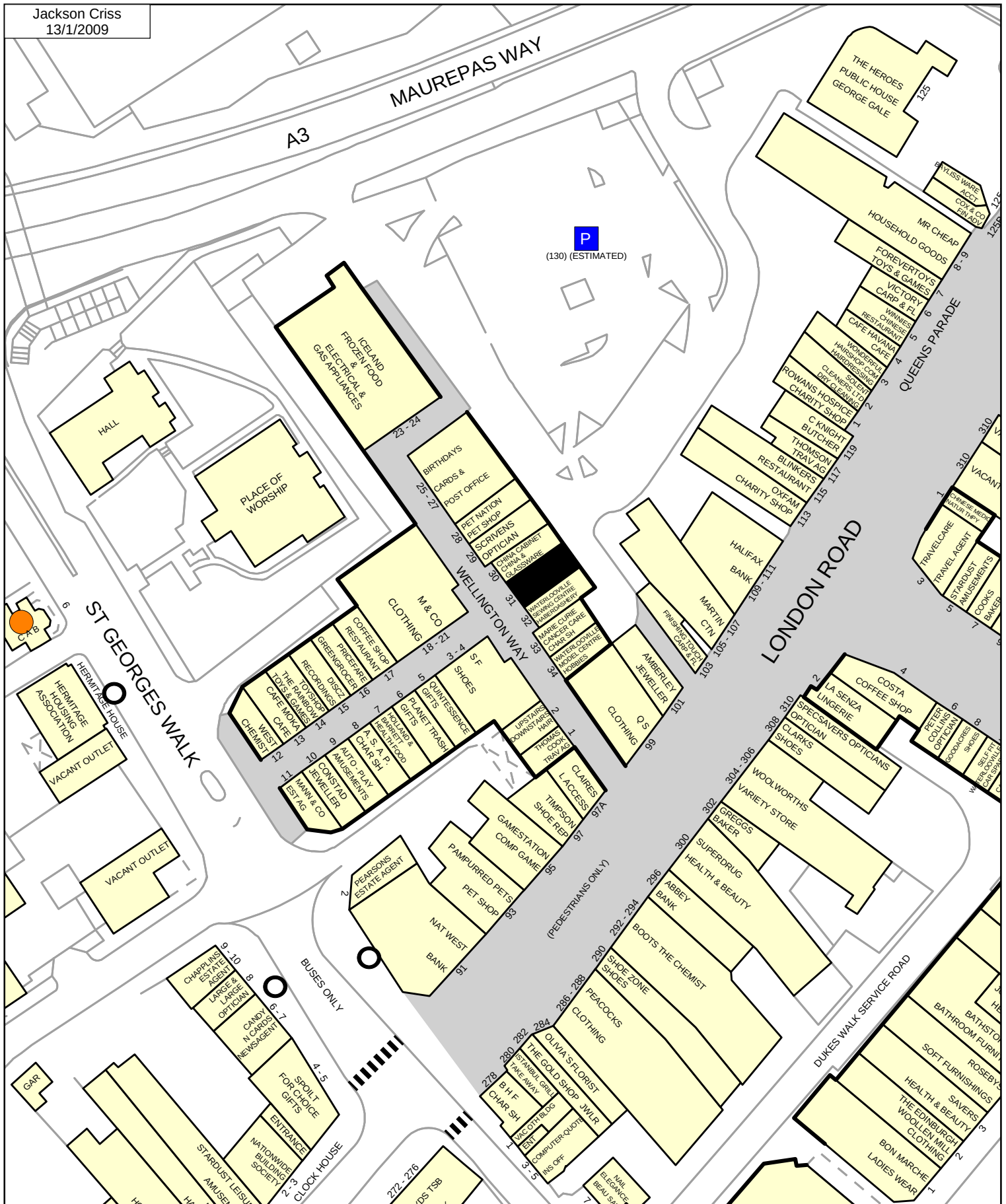
Tel: 023 9262 9000

Email: t.clark@garnerwood.co.uk

**Subject to Contract &
Vacant Possession**

January 2009

Jackson Criss
13/1/2009



50 metres