



9-10 Wellington Way
Waterlooville
Hampshire
PO7 7ED

Rent

Unit 9:	£15,750
Unit 10:	£15,750
Unit 9/10:	On application

All rents quoted are per annum and exclusive of business rates, service charge, insurance and VAT.

A1 Retail To Let

Location

Waterlooville is situated two miles from junction 3 of the A3(M) and five miles north of Havant and the M27. The property is situated within the Wellington Way precinct, an established secondary shopping centre in Waterlooville town centre adjoining the prime town centre pitch of London Road. Other tenants within the scheme include Iceland, M & Co, Claire's Accessories, Timpson and Holland & Barrett.

Description

The property comprises two terraced retail units of 1960s concrete framed construction, arranged over ground and first floor to provide retail sales accommodation with ancillary staff/storage areas above. Although currently divided, the units could be combined. The property also benefits from rear servicing access.



Filipe Martins
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Terms

The property is available on a new full repairing and insuring lease for a term to be agreed, subject to five yearly rent reviews.

Rateable Value

We are advised by online enquiry (www.voa.gov.uk) on 19th April 2013 of the following Rateable Values:

Unit 9:	£16,250
Unit 10:	£15,750
Unit 9/10:	to be re-assessed

Interested parties are advised to make their own enquiries via the relevant local authority.

Planning

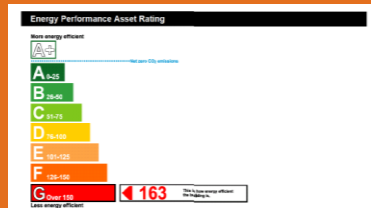
The premises currently benefit from a Class A1 (Retail) planning consent. Interested parties should make their own enquiries via the relevant local authority.

Legal Costs

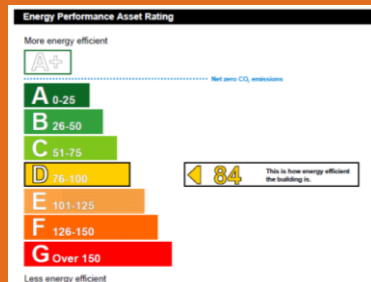
Both parties to pay their own legal costs.

Energy Performance Certificates

Unit 9



Unit 10



Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and has the following approximate net internal area:

Accommodation	sq m	sq ft
<u>Unit 9</u>		
Ground Floor Sales	69.77	751
First Floor Ancillary	24.34	262
<u>Unit 10 – UNDER OFFER</u>		
Ground Floor Sales	70.42	758
First Floor Ancillary	19.97	215
Total Approximate Net Internal Area	184.50	1,986

MISREPRESENTATION ACT 1967

Hughes Ellard for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Hughes Ellard has any authority to make or give any representation or warranty whatever in relation to this property.

Regulated by RICS

December 2013

VAT: The rent quoted is exclusive of Value Added Tax (VAT). Any interested parties should satisfy themselves as to the incidence of VAT in respect of any transaction.

Viewing strictly by prior appointment through sole agents.

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