

WATERLOOVILLE

6 WELLINGTON WAY

On the instructions of



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 lies 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**, **Cardfair**, **Timpson** and **Holland & Barrett**.

ACCOMMODATION

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

Ground Floor Sales	702 sq ft	65.2 sq m
Rear sales/stores	48 sq ft	4.45 sq m
First Floor	238 sq ft	22.1 sq m

TERMS

The premises are available by way of a new effectively full repairing and insuring lease for a length of term to be agreed at a commencing rent of **£16,500 per annum exclusive**.

SERVICE CHARGE

Service Charge information is available upon application.

RATING ASSESSMENT

Rateable Value:	£14,500
Rates Payable 2009/2010	£704

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

LEGAL COSTS

Each party to bear their own legal costs incurred in connection with the transaction.

VIEWING

Strictly by appointment through Jackson Criss or our joint agents.

Adam Rawcliffe/ Tom Hamilton

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Tim Clark – Garner Wood

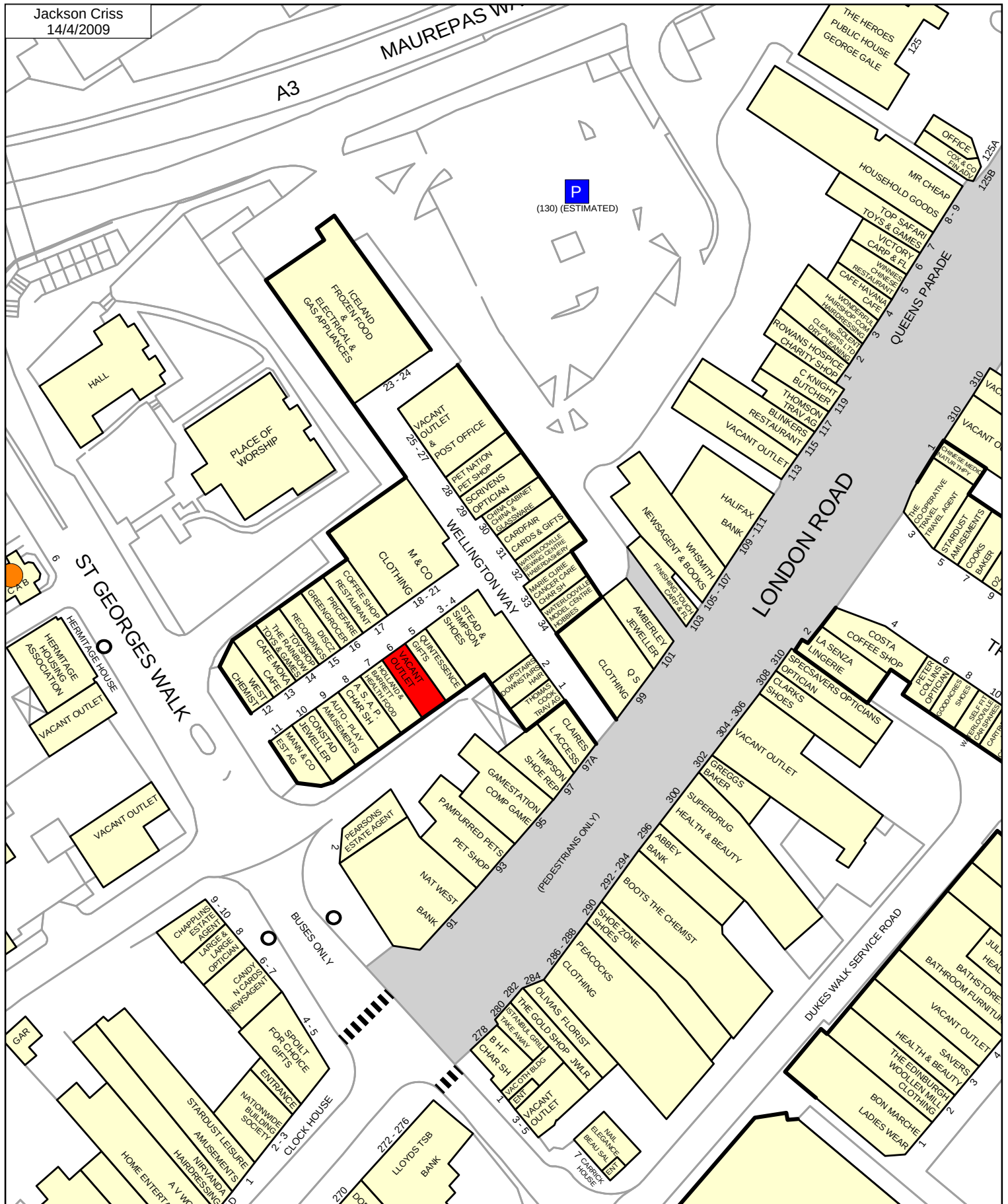
Tel: 0239262900

t.clark@garnerwood.co.uk

SUBJECT TO CONTRACT

April 2009

Jackson Criss
14/4/2009



50 metres

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