

**The Boulevard,
London Road, Waterlooville,
Hampshire, PO7 7DT**

Town Centre Retail Units

To Let

Now Available on Revised Rents



LOCATION

Waterlooville is a busy Hampshire town with a resident population of approximately 20,000 serving a much wider catchment including Purbrook, Cowplain, Denmead, Horndean and Widley extending to approximately 64,350 (Source 2011 Census).

The town is accessed via the A3 London to Portsmouth road, approximately 8 miles north of Portsmouth, 10.5 miles south of Petersfield, 4 miles north west of Havant and 3.5 miles north east of Cosham. Access from the A3M motorway is approximately 1 mile to the east.

SITUATION

The Boulevard forms a busy pedestrian thoroughfare, linking the main pedestrian section of London Road with Dukes Walk, anchored by Waitrose and Wilkinson, with other nearby retailers including Costa Coffee, Travelcare, SpecSavers, Halifax Bank, O2, Three Cooks, Barnardos and Robert Dyas.

ACCOMMODATION / RENT

Please refer to attached availability schedule.

LEASE TERMS

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

SERVICE CHARGE

There is a service charge for maintenance and upkeep of the common areas of The Boulevard. Details upon request.

VAT

VAT is levied on the rent.

BUSINESS RATES

Please refer to attached availability schedule*.

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

SERVICES

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

PLANNING

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Havant Borough Council, Planning Department, Public Service Plaza, Civic Centre Road, Havant, Hampshire, PO9 2AX. Tel: 023 9244 6015.

VIEWING

Strictly by appointment only. Contact Simon Lee or Rachael Ward on 01722 335777

Ref: SML/JW/SO2343

Regulated by the RICS.



CODE OF PRACTICE

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the web-site: www.lettingbusinesspremises.co.uk.

DISCLAIMER

Myddelton & Major for themselves and for the 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 Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.

The Boulevard, London Road, Waterlooville, Hampshire, PO7 7DT

Unit 3 - 1210 sq ft (112.41 sq m)

Under Offer



Net Frontage	38' 6"	(11.74 m)
Return Frontage	27' 4"	(8.33 m)
Internal Width (Max)	44' 6"	(13.56 m)
Shop Depth (Max)	33' 2"	(10.11 m)
Net Sales Area	1210 sq ft	(112.41 sq m)
First Floor Ancillary	1276 sq ft	(118.54 sq m)

Rent: £29,950 per annum exclusive
Rates Payable: £19,473.50 (to 31/03/16)



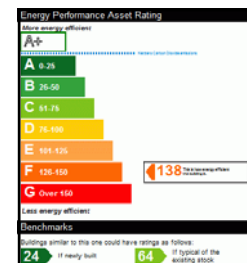
Unit 10 - 520 sq ft (48.31 sq m)

Under Offer



Net Frontage	18' 10"	(5.74 m)
Internal Width	19' 2"	(5.84 m)
Shop Depth	29' 3"	(8.92 m)
Net Sales Area	520 sq ft	(48.31 sq m)
First Floor Ancillary	461 sq ft	(42.83 sq m)

Rent: £15,500 per annum exclusive
Rates Payable: £8,520 (to 31/03/16)



Unit 13 - 778 sq ft (72.28 sq m)



Net Frontage	18' 10"	(5.74 m)
Internal Width	18' 8"	(5.69 m)
Shop Depth	45' 8"	(13.92 m)
Net Sales Area	778 sq ft	(72.28 sq m)
First Floor Ancillary	760 sq ft	(70.60 sq m)

Rent: £20,250 per annum exclusive
Rates Payable: £11,462.25 (to 31/03/16)

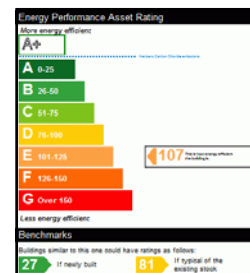


Unit 15 - 763 sq ft (70.88 sq m)



Gross Frontage	27' 7"	(6.27 m)
Net Frontage	17' 10"	(5.44 m)
Internal Width	18' 6"	(5.64 m)
Shop Depth	45' 5"	(13.84 m)
Net Sales Area	763 sq ft	(70.88 sq m)
First Floor Ancillary	746 sq ft	(69.30 sq m)
Separate WC		

Rent: £18,950 per annum exclusive
Rates Payable: £10,846 (to 31/03/16)



Unit 16 - 483 sq ft (44.87 sq m)

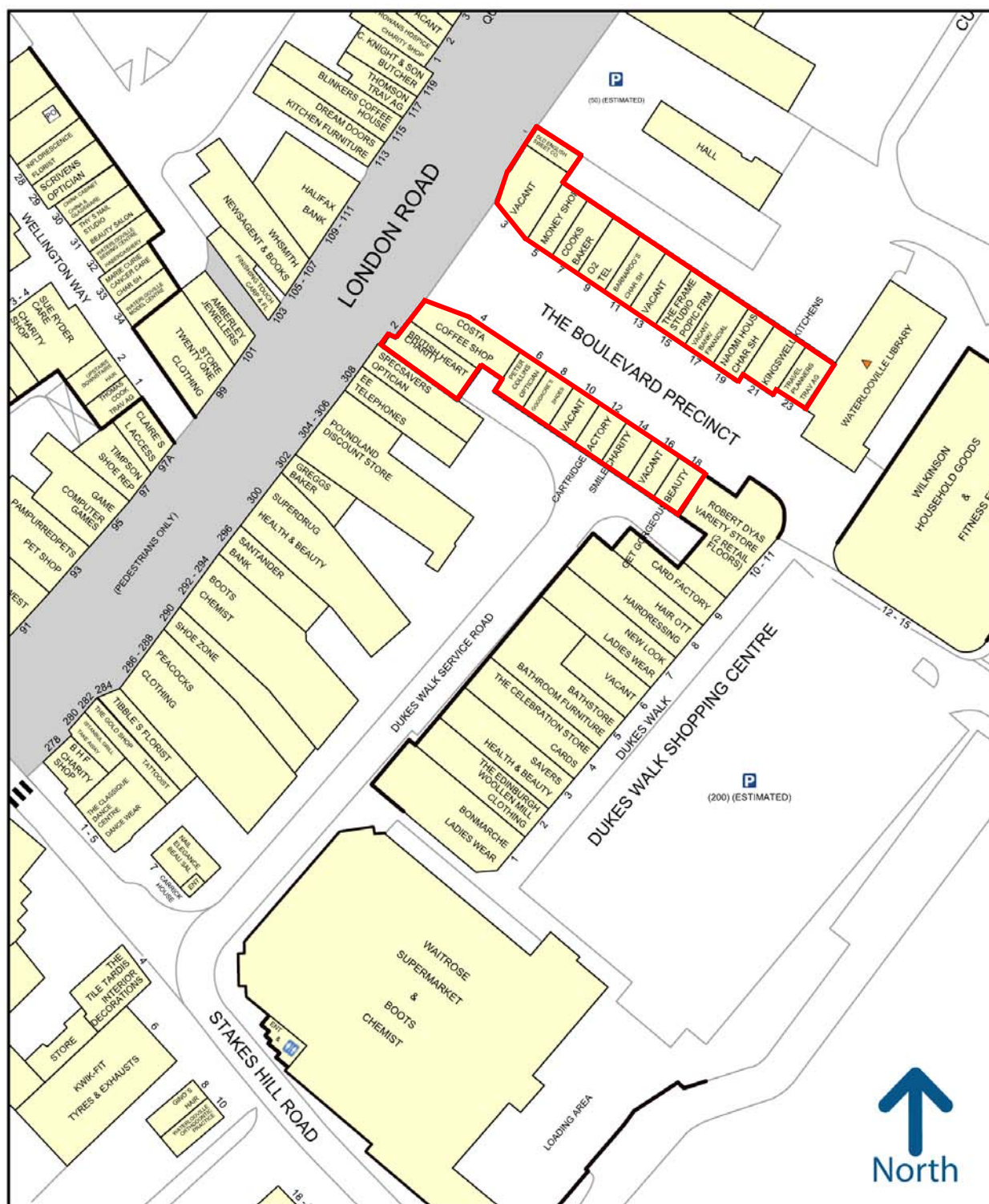


Gross Frontage	19' 9"	(6.02 m)
Net Frontage	13' 6"	(4.11 m)
Internal Width	18' 11"	(5.77 m)
Shop Depth	25' 9"	(7.85 m)

Net Sales Area	483 sq ft	(44.87 sq m)
Ground Floor Store	11 sq ft	(1.02 sq m)
First Floor Ancillary	453 sq ft	(42.08 sq m)

Rent: £14,500 per annum exclusive
Rates Payable: £8,874 (to 31/03/16)





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For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



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