

19/09/12 CLIENT: Rockspring

NEW

V: Key 114. Acc Only.

Myddelton & Major

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

Prime Town Centre Shop Premises

1210 sq ft

(112.41 sq m)

to Let



LOCATION

Waterlooville is a busy Hampshire town 8 miles north of Portsmouth, accessed by the A3, approximately 1 mile distant.

SITUATION

The premises occupy a prime trading position fronting the pedestrian section of London Road, close to its junction with The Boulevard, which links to Dukes Walk, anchored by Waitrose and Wilkinson, with other nearby retailers including Costa Coffee, Specsavers, Everything Everywhere, Halifax, W H Smith, Thomson and O2.

DESCRIPTION

The property comprises a ground floor shop unit with an extensive window frontage, together with an ancillary first floor storage area.

ACCOMMODATION

Gross Frontage	41' 7"	(12.67 m)
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)
Separate WC's		

LEASE TERMS

A new full repairing and insuring lease for a term of 10 years, subject to an upward only rent review at the end of the 5th year of the term. There is a service charge for maintenance and upkeep of the common areas of The Boulevard.

RENT

£43,000 per annum exclusive.

VAT

VAT is levied on the rent.

BUSINESS RATES

Rateable Value: £39,500.

Rates payable for year ending 31/03/13: £18,091.

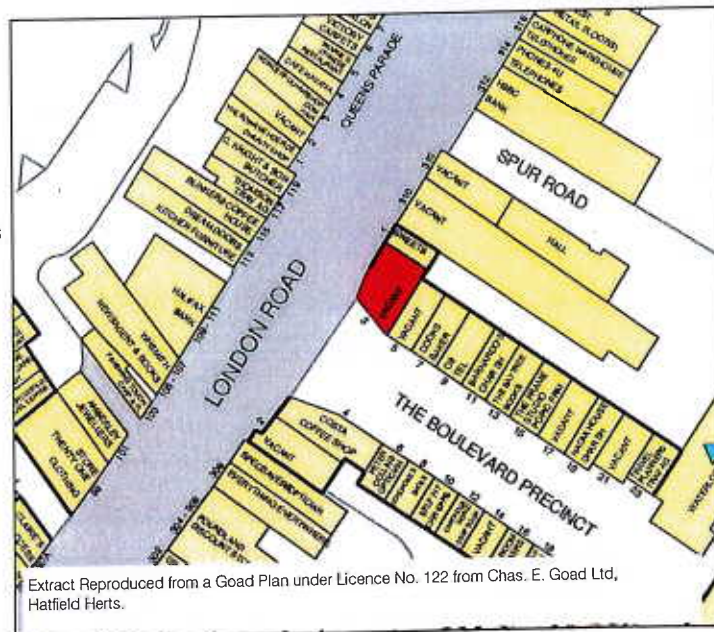
SERVICES

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

The premises currently have Class A1 use. 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.



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LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment only.

Ref: SML/JW/15945-3

ENERGY PERFORMANCE



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.leasebusinesspremises.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.

CHARTERED SURVEYORS

Myddelton & Major, 49 High Street, Salisbury, Wiltshire SP1 2PD

Tel: 01722 337577 Fax: 01722 411265

www.myddeltonmajor.co.uk