

Enquiry Schedule

82a Jubilee Road - Interested parties

Applicant:	Action taken:	Date:	Outcome:
	Particulars sent	28/02/12	No further action.
	Particulars sent	25/01/12	Offer of £80,000 put forward.
	Particulars sent	16/02/12	No further action.
	Particulars sent	16/02/12	No further action.
	Particulars sent	16/02/12	No further action.

Leaflet drop enquiries

Applicant:	Action taken:	Date:	Outcome:
	Discussed property	10/2010	Initial discussion about use for car repair.
	Discussed property	11/2010	Put off by cost of ground rent.
	Discussed property for roofing business	01/2011	No further action.
	Discussed property	02/2011	Applicant decided use would be too intensive for property and would disrupt neighbours.
	Discussed property	03/2011	Didn't stack up (Property Developer).
	Discussed property	04/2011	Put off by cost of ground rent.
	Discussed property for roofing and building contractor.	05/2011	No further action.
	Discussed property for paving business	05/2011	No further action.

	Discussed property for car storage	05/2011	No further action.
	Discussed property for Boat building	05/2011	No further action.
	Discussed property for redevelopment	07/2011	No further action.
	Discussed property for workshop space	08/2011	Put off by cost of ground rent.
	Discussed property for private storage of classic cars.	08/2011	Put off by cost of ground rent.

GARNER WOOD

Commercial Property Surveyors
Valuers & Estate Agents

Garner Wood Limited
Atlantic House, 114 Kingston Crescent,
Portsmouth, Hampshire PO2 8AL
Tel: 023 9262 9000
Fax: 023 9262 9001
E-mail: property@garnerwood.co.uk
Website: www.garnerwood.co.uk

D & R Signs
Unit 6 Lysses Court
High Street
Fareham
Hampshire
PO15 7BE

Fax: 05601 133607

Order Number

590

Date

24/01/2012

GW Code

4489

Originator

Sau Wan Lai

Instruction

Erect

Board Size

4x3

Style

Flat Board

Property Address

82a Jubilee Road,
Waterlooville

Slip to Read

2695 sq ft (250 sq m) For
Sale or To Let

Board Location

On the gate which does not have a board on it
already - photo attached.

Other Information

Client Name

Garner Wood Limited

Board Collected



Thank you for your assistance, if you have any queries please
do not hesitate to call.



Estates Gazette Property Link Report

Downloaded: 12/11/2012

Managing Agent: CMG

Property Address	Reference	Publish Date	Expiry Date	Advert Type	Status
82a, Jubilee Road, Watchcrossville, Hampshire, PO7 7RE		20/01/2012 14:31:33	18/04/2013 23:59:00	Normal	Published

Main Agent Email	Email	Organisation
woody@garnierwood.co.uk	clive.garnier@garnierwood.co.uk	Garnier Wood

Activity for Last 30 days				
Contact Details Views	Advert Views	Email Enquiries Submitted	Website Clicks From Advert	Attachment Downloads
0	98	0	0	5

Total activity				
Contact Details Views	Advert Views	Email Enquiries Submitted	Website Clicks From Advert	Attachment Downloads
9	1045	4	0	59

ENQUIRY SCHEDULE

for 82a Jubilee Road, Waterlooville, Hampshire, PO7

**Light Industrial**

2,685 sq ft

Garner Wood Commercial

82a Jubilee Road

Lease - £ POA. Fitout - £250,000

023 9262 9000
Nicholas Holtby

Waterlooville

Hampshire

PO7

PDF

The property is situated on its own enclosed site and comprises an industrial unit with a mix office and open workshop. The unit has the benefit of external yard and parking. Refurbishment works are required.

Agents with matching Client Requirements - Retained

Agent Name	Agency	Contact Number	Email	Reference
Pat Christian	Fairhurst Estates Ltd	0161 476 9425 / 0161 476 9476	pat.christian@fairhurst-estates.co.uk	
Pat Christian	Fairhurst Estates Ltd	0161 476 9425 / 0161 476 9476	pat.christian@fairhurst-estates.co.uk	National Tyre and Autocare
Charles Stevenson	Lexington	07881 623506 / 020 7937 0007	charles@lexingtonproperties.co.uk	Neptune Classic Kitchens

Agents and Applicants showing Interest

Date	Source	Email	Agency	Phone
03/19/2012	Alert List	craig@hi-m.co.uk	Holloway Illife & Mitchell	023 9237 7800
03/19/2012	Alert List	brp@woodford.co.uk	Woodford & Co	01256 843455
03/19/2012	Alert List	priwilliams@ish.co.uk	Lambert Smith Hampton	023 8033 0041
03/19/2012	Alert List	alex.hirst@goadsby.com	Goadsby	023 8021 0103

Building Report

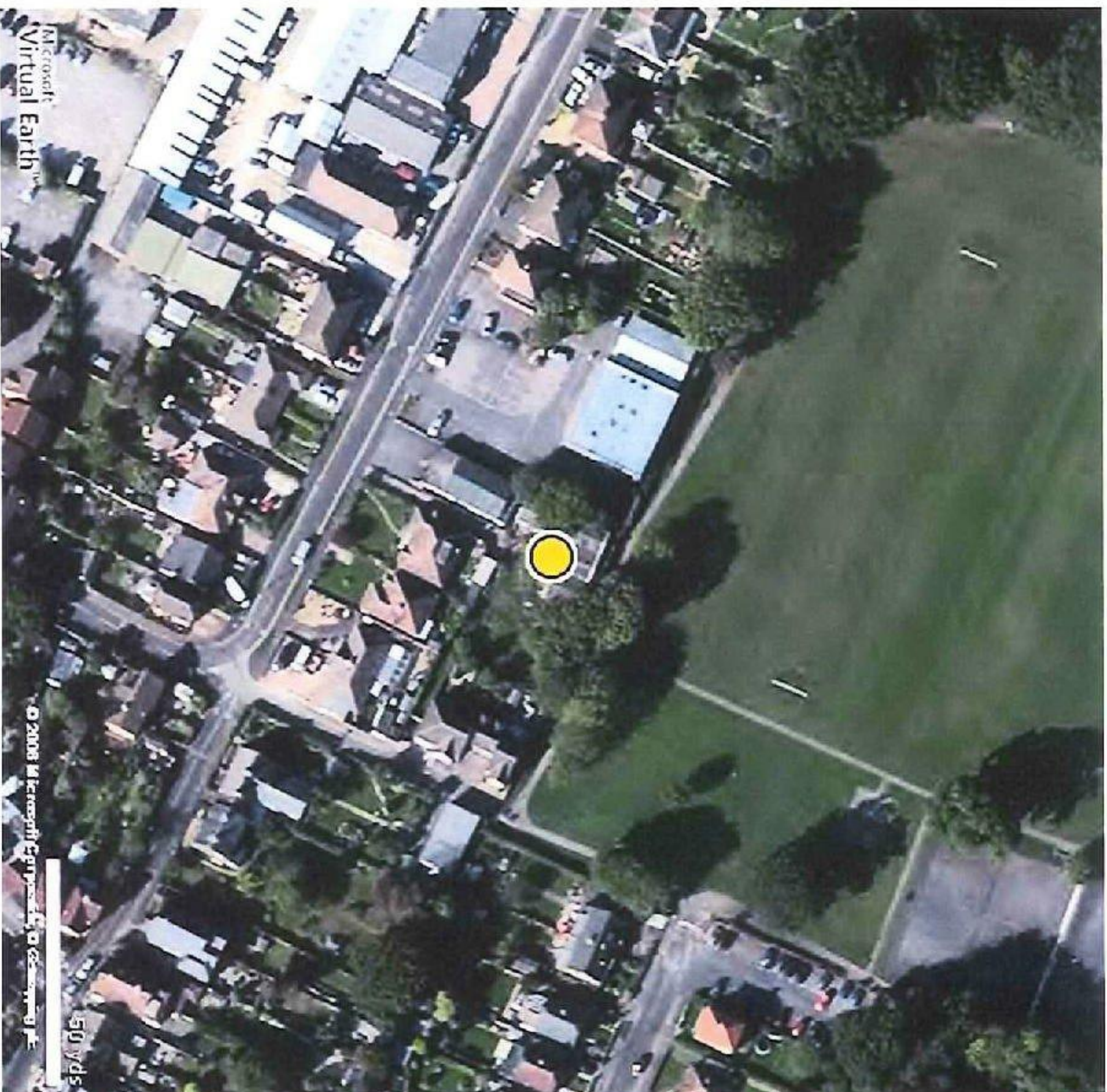


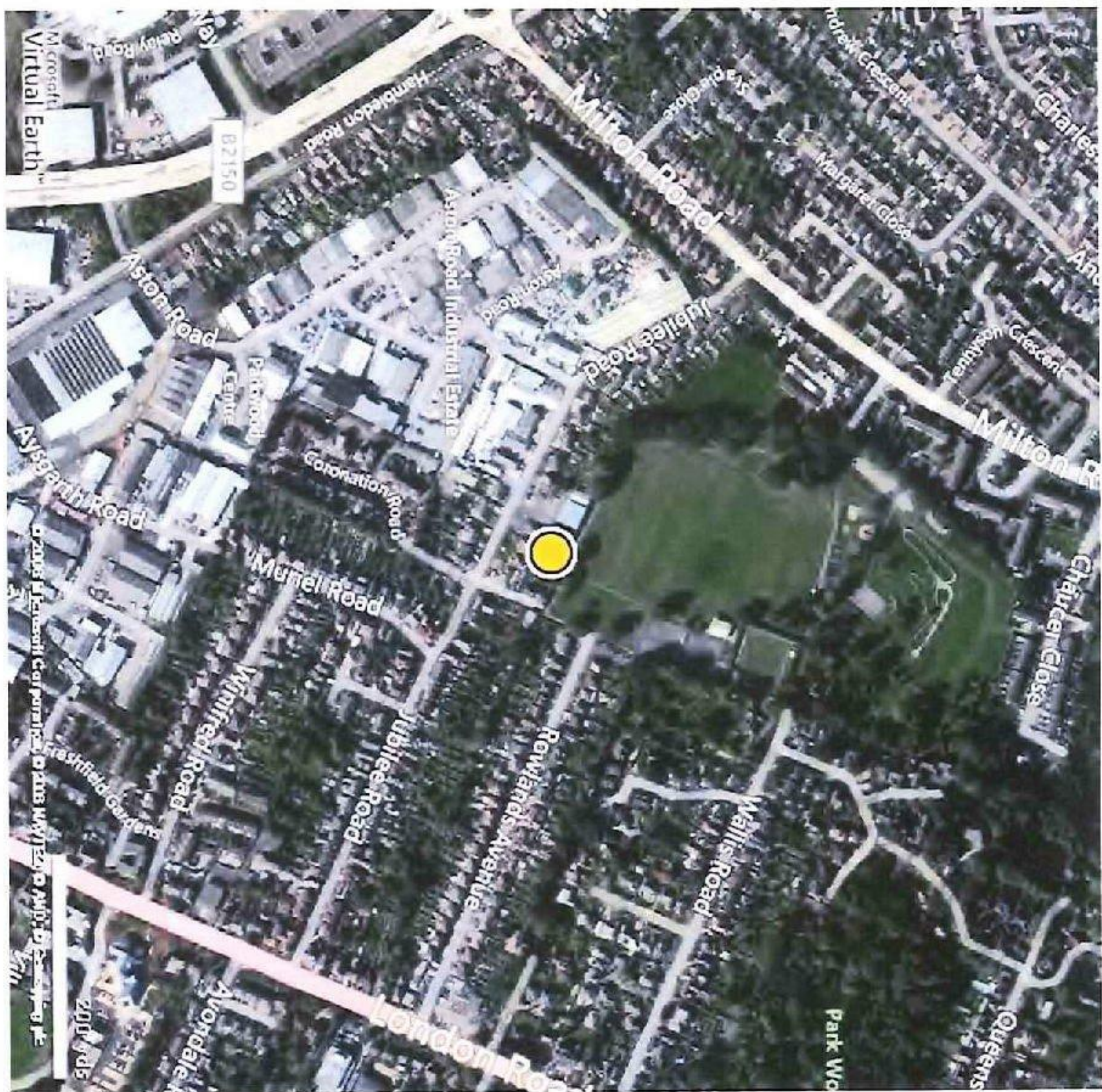
82A Jubilee Road Waterlooville PO7 7RE

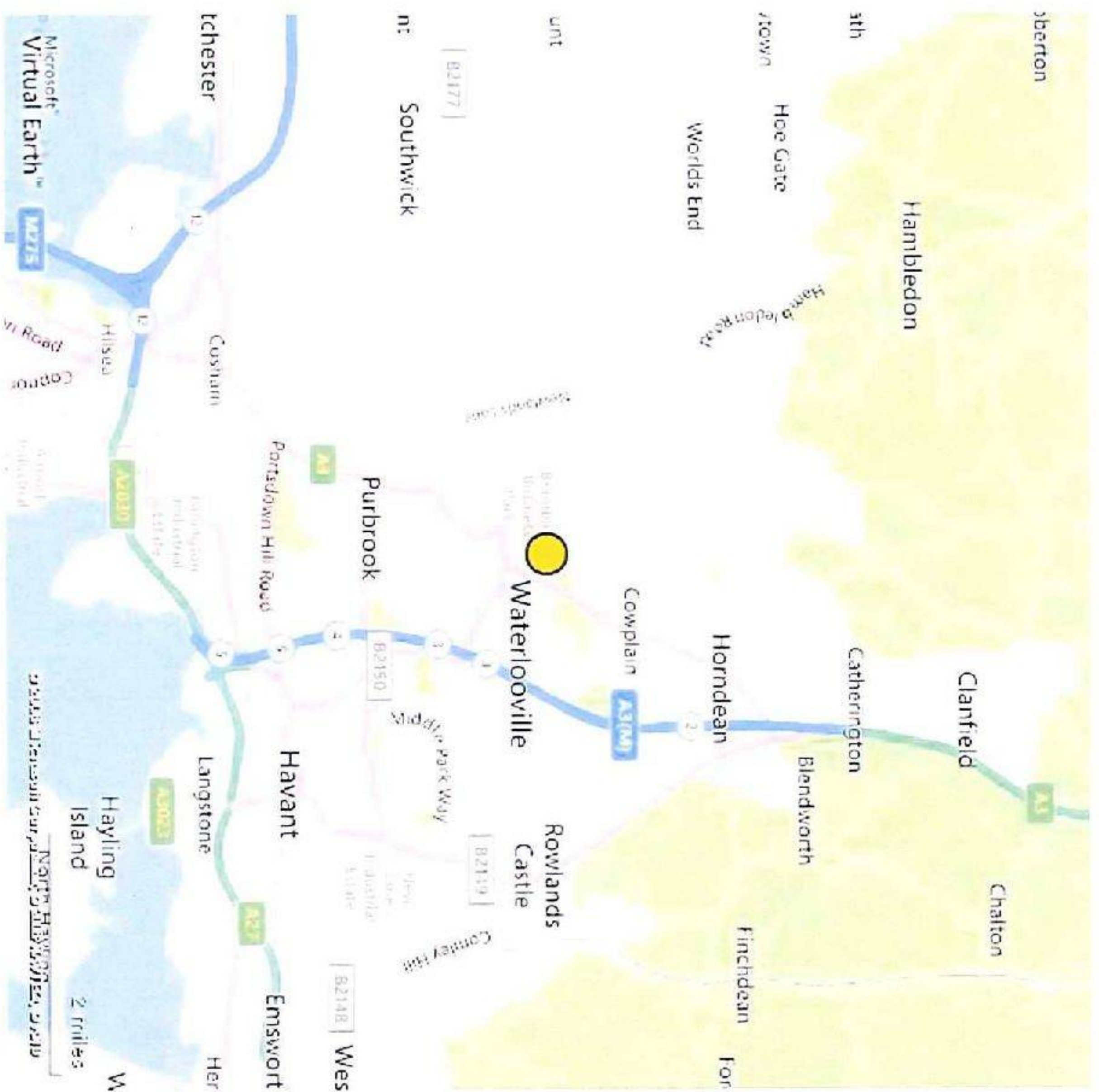
The property comprises a single storey industrial unit of masonry construction under a pitched roof.

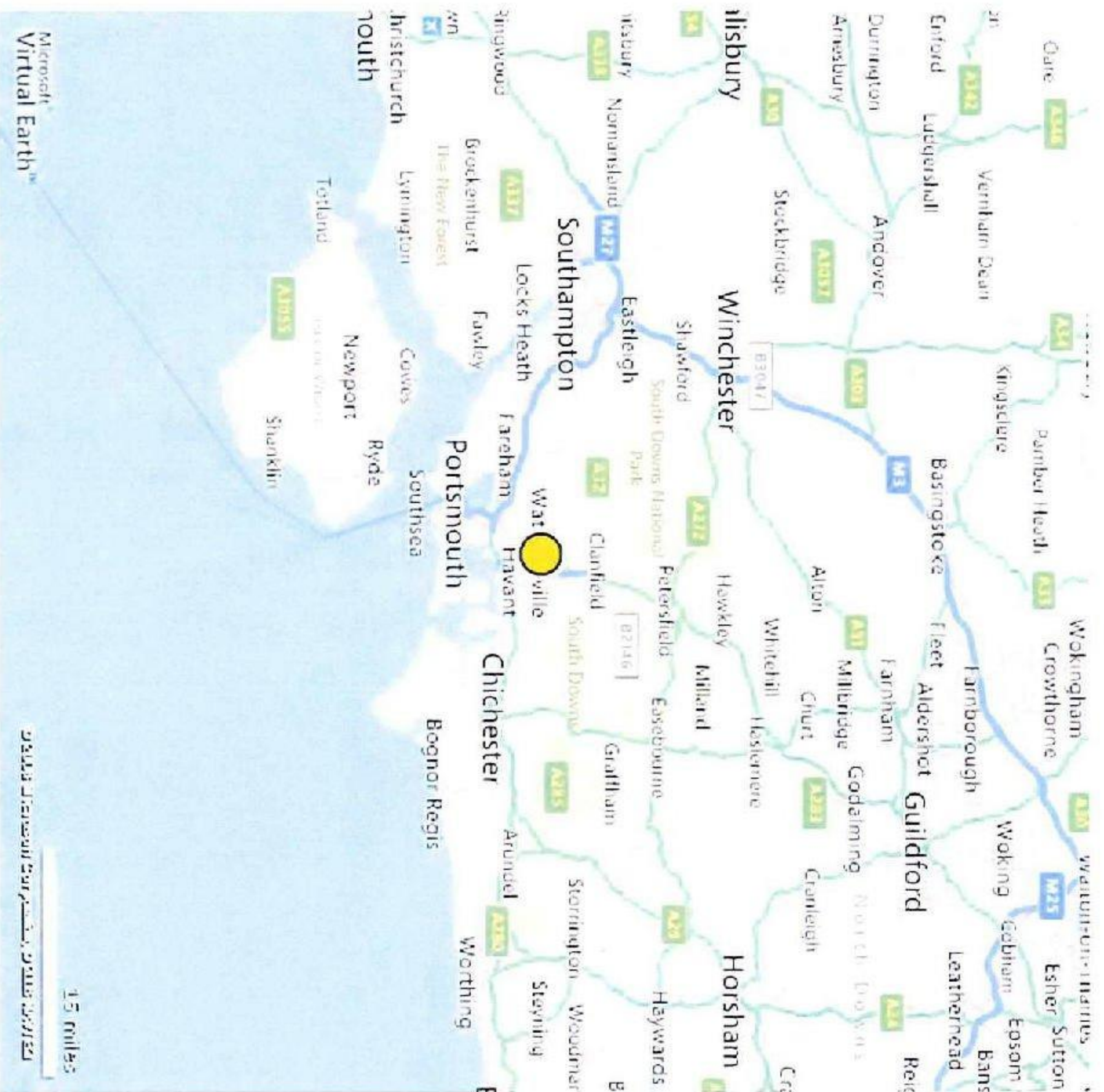
The property is located on Jubilee Road in Waterlooville, via a single track driveway adjacent to Kingdom Hall from Jubilee Road and there is also a secondary right of way access to the south of the site.

Report as at 12 November 2012









The property has also been known as:

82A Jubilee Road

Waterlooville

POT 7RE

SPACE CURRENTLY AVAILABLE - Full Details



82A Jubilee Road, Waterlooville, PO7 7RE

Use	Warehousing	
Rent	N/A	
Spaces Available	Total Size	2,695 sq ft (250 sq m)
	Total	2,695 sq ft (250 sq m)
Rates	Not Quoting	
Service Charges	Not Quoting	
Sale Price	£250,000 Guide Price	
Tenure	Freehold	
Lease	The available space comprises industrial accommodation. The property may have potential for development, subject to the usual planning and other consents. Interested parties are advised to make their own enquiries with the Local Authority.	
Grade	Second Hand	
Possession	Negotiable	
Amenities	Car Parking Entire Building	
Agents	GARNER WOOD LTD Mr Clive Garner Tel 0239 262 9000 Fax 023 9262 9001 Email clive.garner@garnerwood.co.uk	
Last Update	13/10/2012	
Status	Available	



82A Jubilee Road, Waterloo, PO7 7RE

Use Class	B2 (General Industrial)		
Use	Warehousing		
Rent	£11,993 pa (approx £4.46 psf)		
Spaces Available	Ground	2,695 sq ft (250 sq m)	£4.46 psf (£47.88 psm)
	Total	2,695 sq ft (250 sq m)	
Rates	Net Quoting		
Service Charges	Net Quoting		
Tenure	Leasehold		
Lease	The available space comprises industrial accommodation. The property may have potential for development, subject to the usual planning and other consents. Interested parties are advised to make their own enquiries with the Local Authority. The property is available by way of a new lease for a term to be agreed and subject to periodic rent reviews at a commencing rental of £12,000 pax.		
Grade	Second Hand		
Use Class	B2 (General Industrial)		
Possession	Negotiable		
Amenities	Car Parking		
Agents	GARNER WOOD LTD Mr Clive Garner Tel 0239 262 9000 Fax 023 9262 9001 Email clive.garner@garnetwood.co.uk		
Last Update	10/10/2012		
Status	Available		

ARCHIVED AVAILABILITY - Full Details



82A Jubilee Road, Waterlooville, PO7 7RE

Use	Warehousing		
Rent	£11,993 pa (approx £4.45 psf)		
Spaces Available	Ground	2,695 sq ft (250 sq m)	£4.45 psf (£47.88 psm)
	Ground	2,695 sq ft (250 sq m)	£4.45 psf (£47.88 psm)
	Total	5,390 sq ft (500 sq m)	
Rates	Not Quoting		
Service Charges	Not Quoting		
Tenure	Leasehold		
Lease	The available space comprises industrial accommodation. The property is available by way of a new lease for a term to be agreed and subject to periodic rent reviews at a commencing rental of £12,000 pax. The Freehold Interest is available, offers invited. The property may have potential for development, subject to the usual planning and other consents. Interested parties are advised to make their own enquiries with the Local Authority.		
Grade	Second Hand		
Possession	Negotiable		
Agents	GARNER WOOD LTD Mr Clive Garner Tel 0239 262 9000 Fax 023 9262 9001 Email clive.garner@garnerwood.co.uk		
Date Withdrawn	01/08/2012		
Status	Withdrawn		

PLANNING

Plan name	Havant Borough Council - Borough Design Guide
Status	PREPARATION PLANNED
Last Update	28/6/2010
Comments	No dates are currently available for Public Consultation.

Plan name	Havant Borough Council - Core Strategy
Status	UNDER PREPARATION
Action Date	1/12/2010
Adopted Date	1/9/2010
Last Update	28/6/2010
Comments	Public consultation on the Issues and Options Papers commenced 21 July 2006 and lasted for a six week period ending on 31 August 2006. Preferred Options 14 March - 25 April 2008. Further Preferred Options consultation 12 June - 24 July 2009. Pre-submission consultation 31 March - 17 May 2010. Submission 2 June 2010. Pre-Hearing Meeting expected July 2010. Examination by Hearing expected September 2010. Inspectors Report expected December 2010. Adoption expected March 2011.
Plan name	Havant Borough Council - Developer Contributions
Status	PREPARATION PLANNED
Last Update	28/6/2010
Comments	No dates are currently available for Public Consultation.
Plan name	Havant Borough Council - Development Contributions Policy: Statement for Green Transport Schemes
Status	APPROVED
Last Update	28/6/2010
Plan name	Havant Borough Council - Development Delivery: Allocations
Status	UNDER PREPARATION
Action Date	1/4/2012
Adopted Date	1/1/2012
Last Update	28/6/2010
Comments	Issues and Options consultation expected 14 March - 25 April 2008. Regulation 25 Consultation is expected September - November 2010. Pre-Submission Consultation is expected June - July 2011. Submission expected September 2011. Examination by Hearing expected January 2012. Inspectors Draft Report expected March 2012. Inspectors Final Report expected April 2012. Adoption expected June 2012.
Plan name	Havant Borough Council - Havant Public Service Village
Status	ADOPTED
Last Update	28/6/2010
Comments	Public Consultation on Draft 30 October - 5pm 30 November 2009. Adoption 17 February 2010.
Plan name	Havant Borough Council - Havant Town Centre Urban Design Framework
Status	ADOPTED
Last Update	28/6/2010
Comments	Draft/Regulation 17 September - October 2005 Representation/Regulation 18 20 January - 24 February 2006, Adopted 19 April 2006. Amended version will be published in the website once received from the consultant
Plan name	Havant Borough Council - Joint Strategic Flood Risk Assessment
Status	APPROVED
Last Update	28/6/2010
Comments	The Partnership for Urban South Hampshire commissioned a Joint Strategic Flood Risk Assessment for the whole sub-region. Authorities part of this organisation are Portsmouth East Hampshire Eastleigh Fareham Gosport Test Valley Havant New Forest Southampton Winchester and Hampshire. Final document was published on 21 December 2007. Currently the councils have no plans to review this document.

Plan name	Havant Borough Council - Leigh Park
Status	ADOPTED
Last Update	28/6/2010
Comments	Representation/Regulation 18 6 January - 7 February 2006. Went to the executive in May 2006. Adopted on 26 July 2006. No challenges have been made.
Plan name	Havant Borough Council - Local Development Scheme
Status	APPROVED
Last Update	28/6/2010
Comments	Local Development Scheme approved 23 February 2005. Local Development Scheme approved 2 October 2006. Revised Local Development Scheme approved by Executive Committee on 20 March 2007 and approved by Government 19 April 2007 and came into effect 19 September 2007. Local Development Scheme Approved by Government Office 9 February 2009. The Local Development Scheme approved 9 October 2009. The Local Development Scheme will be revised in 2010 but no firm dates are currently available.

BUILDING HISTORY