



95a Wellington Way, Waterlooville, PO7 7ED
Refurbished Class E Unit - To Let

Summary

| | |
|----------------|----------------------------------------------------------------------------|
| Tenure | To Let |
| Available Size | 2,047 sq ft / 190.17 sq m |
| Rent | £35,000 per annum |
| Service Charge | TBC |
| Business Rates | To be reassessed |
| EPC Rating | EPC exempt - Currently being constructed or undergoing major refurbishment |

Key Points

- To Let
- Prime Pitch
- Regeneration Site
- Range of Uses Considered STP
- Refurbished Accommodation

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Description

The shopping centre is under new ownership with an extensive refurbishment programme across the development, including ground floor commercial units, first floor residential flats, and generally uplift and modernise the feel of the shopping precinct. Wellington Way is near fully let with a variety of national covenants and local businesses.

95a Wellington Way sits on London Road, Waterlooville's main high street, and benefits from a rear private loading road.

The units fall within Class E of The Use Classes Order 1987 (as amended 2020), enabling a range of permitted uses including;

- Retail Sale of Goods
- Professional Services
- Financial Services
- Provision of Medical or Health Services
- Offices
- Sale of food and drink for consumption (mostly) on the premises

Location

Wellington Way Shopping Centre is located in the centre of Waterlooville a growing town positioned approximately 6.5 miles northeast of Portsmouth a major regional port and hub for commercial activity. Waterlooville forms part of the expanding south coast conurbation between Southampton in the west and Chichester in the east. Waterlooville benefits from good transport communications with the A3(M) a short car journey away which leads north to Guildford and London and south to Portsmouth and the M27 and the wider motorway network.

There are three main town centre car parks within a short walk of Wellington Way and bus stops located at the south western end of the centre. Nearby occupiers include; Boots, Iceland, Timpson's, Costa Coffee, Greggs, WH Smith and Poundland.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------|--------------|---------------|--------------|
| Unit | 2,047 | 190.17 | Available |
| Total | 2,047 | 190.17 | |

Terms

Available on a new effective Full Repairing Insuring Lease for a term to be agreed at a rent of £35,000 per annum.

Business Rates

To be reassessed following refurbishment.

You are advised to make all enquiries to the local council regarding Business Rates.

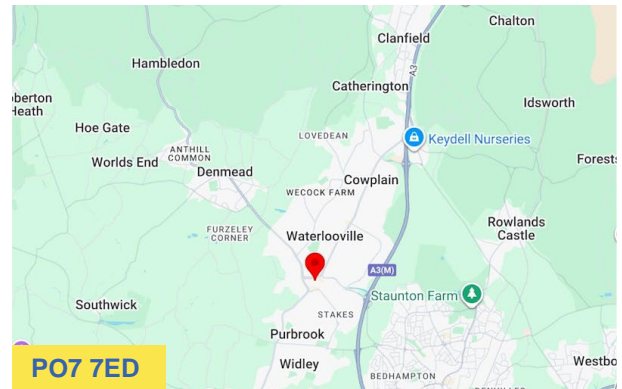
Other Costs

Service Charge is applicable for the current service charge year.

Building Insurance is applicable for the current policy term.

Legal Costs - Each party will be responsible for their own legal costs incurred in the transaction.

Unless otherwise states all rents and costs are exclusive of VAT.



Viewing & Further Information

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VAT is applicable

