



Unit 13, The Boulevard  
Waterlooville, Hampshire, PO7 7DT

**TO LET**

## Well Presented Class E Premises Total Size - 1,484 sq ft

### Key Features:

- Waterlooville is a popular and attractive market town
- Two car parks close by which provide around 250 parking spaces - 3 hours free parking in Dukes Walk car park
- Ground floor - 760 sq ft
- Would suit food and beverage uses
- The occupier may be entitled to some Small Business Rate relief
- New FRI lease available
- Rent £23,500 pax
- Nearby occupiers include Scrivens, Hays Travel, Costa, British Heart Foundation, Holland and Barrett Barnardos, Card Factory and Waterlooville Library





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## Location

The Boulevard is an attractive pedestrian precinct comprising 21 retail units located in the centre of Waterlooville. It is a busy location which connects London Road and Dukes Walk Shopping Centre.

There are two car parks nearby which provide around 250 parking spaces.

Nearby occupiers include Scrivens, Hays Travel, Costa, British Heart Foundation, Holland and Barrett Barnardo's, Card Factory and Waterlooville Library.

Please click the link to read more on the Boulevard, Waterlooville and see what is on offer:  
<https://shopwaterlooville.co.uk>

## Description

The property comprises a two storey premises with retail space on the ground floor, which was previously fitted out as a pizza takeaway/restaurant, together with storage and a WC above.

## Accommodation

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground Floor - Sales Area	760	70.6
First Floor - Ancillary	716	66.52
Total	1,476	137.12

## EPC

We understand the property has an EPC rating of C-54.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

18 May 2026

## Planning

We understand that the premises benefit from a mixed Class A3/A5 use under the Town & Country Planning (Use Classes) Order 1987, as amended.

The premises shall only be open for trade or business between the hours of 0800-2200 (Monday - Friday), 0800-2300 (Saturdays) and 0800-2000 (Sundays and Bank Holidays).

## Business Rates

Rateable Value (2026): £12,250

Occupiers will pay approximately 43% of this per annum.

## VAT

We understand the property is registered for VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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01273 740387  
www.flude.com

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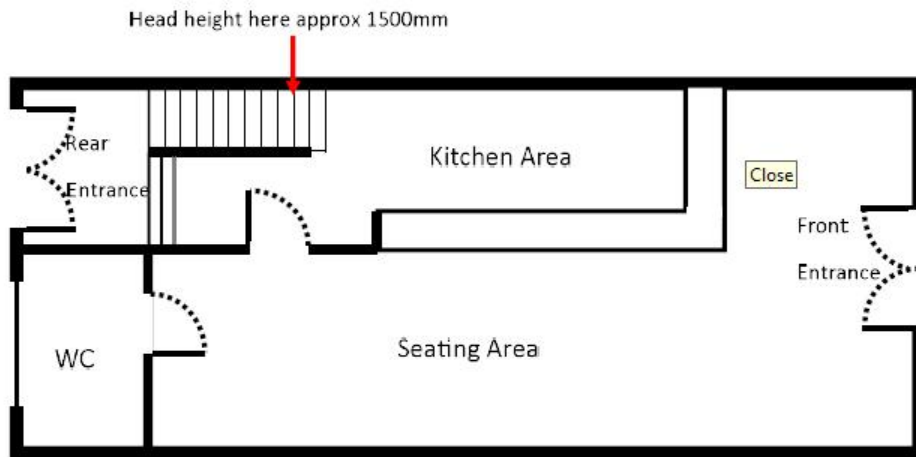
GOAD Map



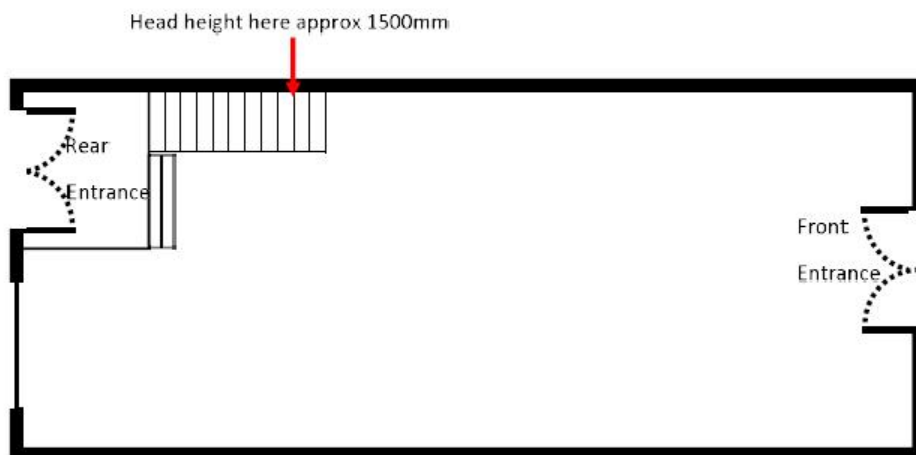
For identification purposes only.



## Floor Plan



Current Layout



For identification purposes only.