



HOLLOWAY
ILIFFE &
MITCHELL

Refurbished Retail Units

Wellington Way
Waterlooville
PO7 7DR

590 – 2,800 SQ FT SUITES

TO LET



023 9237 7800



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Location

Wellington Way Shopping Centre is located in the centre of Waterlooville a growing town positioned approximately 6.5 miles north east 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.

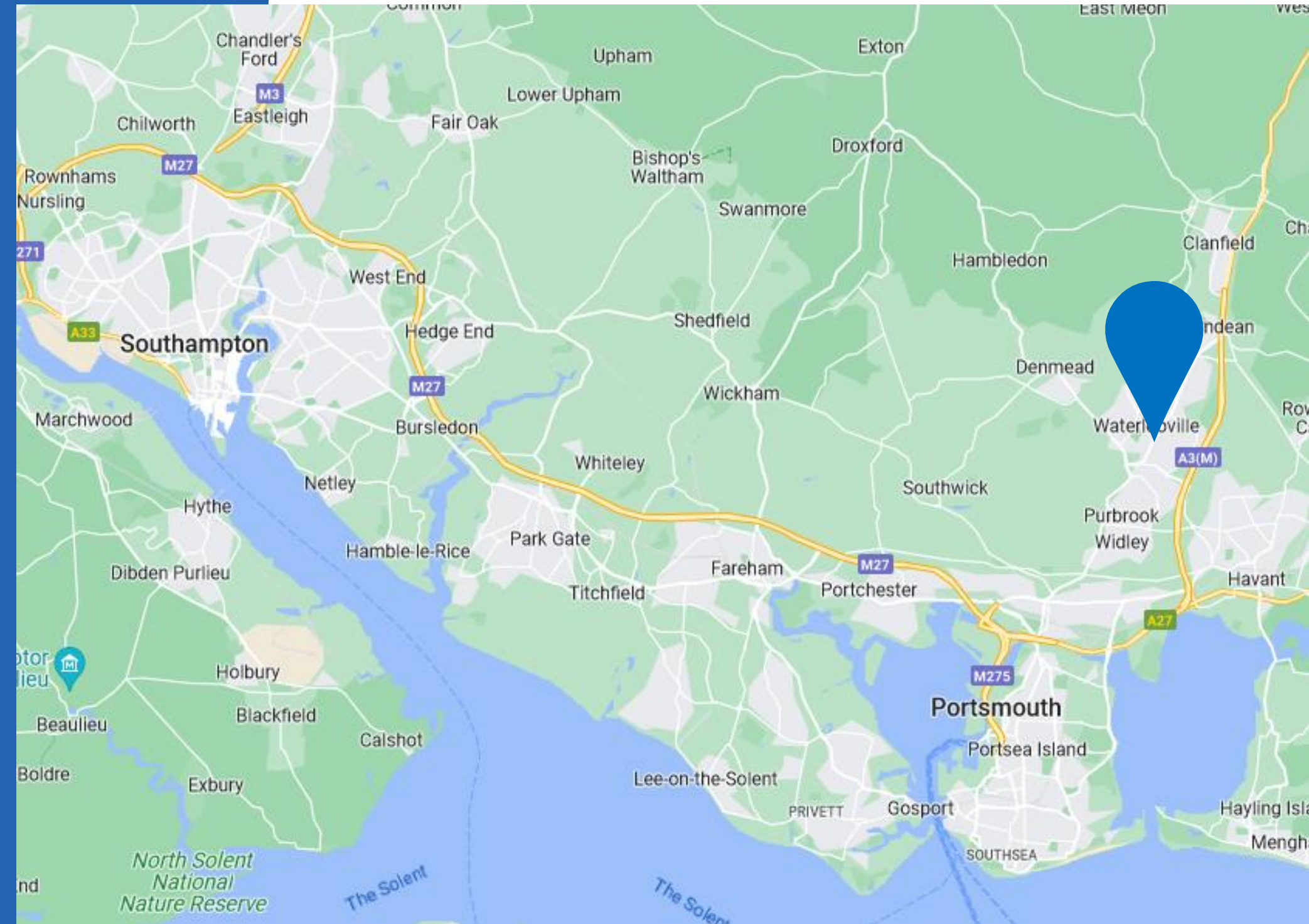
There are three main town centre car parks within a short walk of Wellington Way and bus stops located at the south western end of the centre.

Nearby occupiers include; Boots, Iceland, Timpsons, Costa Coffee, Greggs, WH Smith and Poundland.

The Shopping Centre

The shopping centre has recently come under new ownership (Q4 2022) with an extensive refurbishment programme across the shopping centre underway.

In addition plans have been submitted to create residential accommodation on the upper floors of the centre and generally uplift and modernise the feel of the shopping precinct.



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Availability

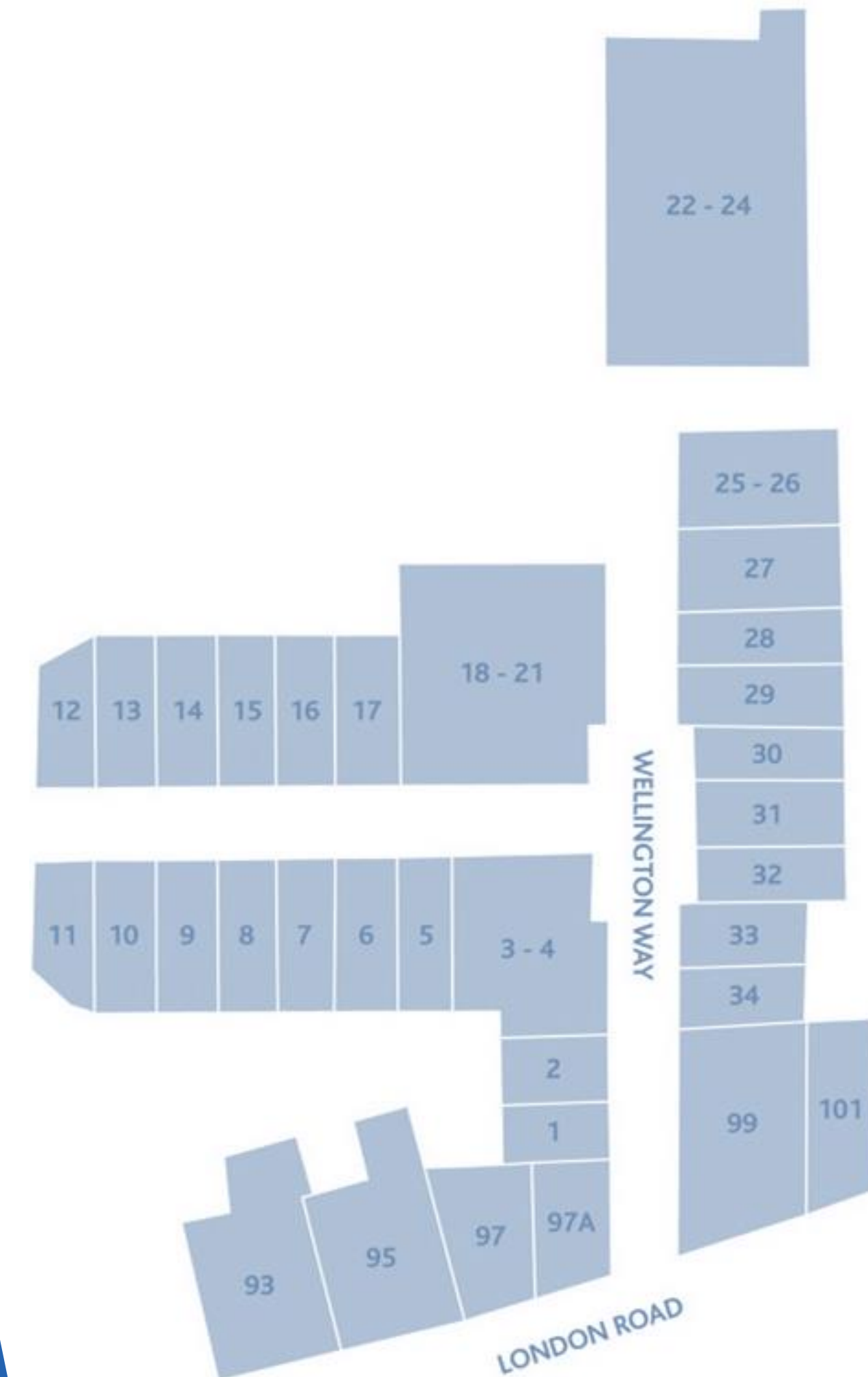
Terms

The units are available to let on terms to be agreed at the guide rents set out below:

Unit	Area (sq. ft.) NIA	Rent	Current rateable value (01/04/2023)	Service Charge
5	768	£10,800	£6,300	Details on request
6	785	£11,000	£6,500	Details on request
9	920	£11,040	£6,600	Details on request
14	776	£10,900	£6,700	Details on request
15	726	£10,200	£6,900	Details on request
28	920	£12,880	£6,300	Details on request
29	920	£12,880	£6,300	Details on request
30	811	£11,500	£5,800	Details on request
33	850	£11,900	£4,650	Details on request
34	850	£11,900	£4,650	Details on request
93	2,047	£35,000	£22,500	Details on request
95	2,047	£35,000	£22,500	Details on request
99	2,990	£45,000	£39,000	Details on request

*The Rent and Service Charge quoted above are annual figures exclusive of any VAT. The Service Charge figures are budgeted and may increase or decrease over time.

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Regeneration

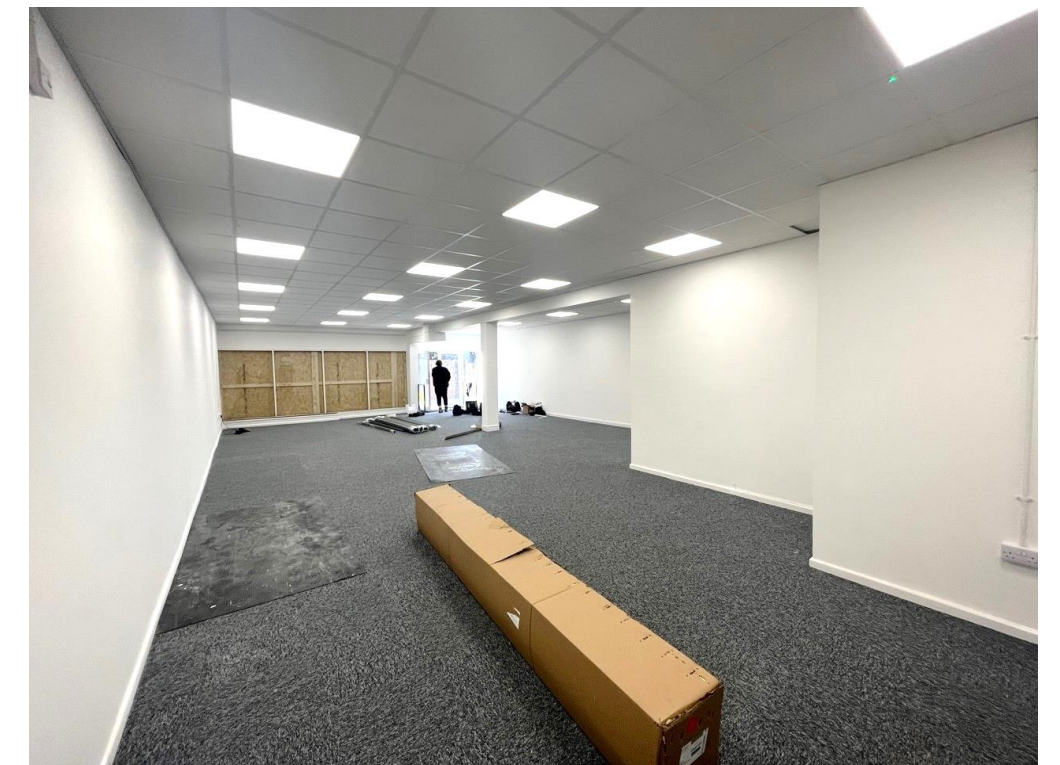
Plans are underway for Wellington Way to be rejuvenated with ground floor refurbished retail premises and first floor flats to be provided. For further details please refer to Havant Borough Councils website.



*Artists impression of completed regeneration of Wellington Way.



*Artists impression of completed regeneration of Wellington Way.



Refurbishment Underway

Planning has been submitted to regenerate Wellington Way under the following planning applications; APP/23/00105, APP/23/00106 and APP/23/00107.

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Use

Potential Uses

The units fall within Class E of The Use Classes Order 1987 (as amended), 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

Other Costs

A service charge is payable to cover costs such as maintenance and repair of common parts, landscaping and management fees. Additionally, building insurance is also payable.

EPC

Energy Performance Certificates will be provided to new tenants once services have been installed.

Business Rates

Business rates have recently been reassessed across the estate, for further details please visit the Valuation Office Agency (VOA).



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Viewings

Strictly by appointment with sole agents
Holloway Iliffe & Mitchell – 023 9237 7800

Contacts



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Tom Holloway

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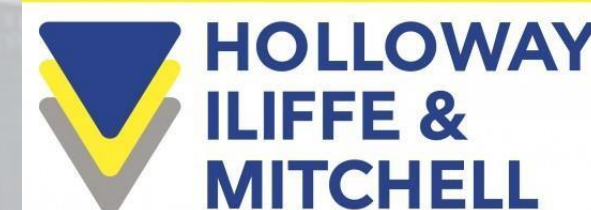
07887 602 603

Tom@hi-m.co.uk

Scan for
Further
Details



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Each party to be responsible for their own legal costs incurred in the transaction.

Unless stated, all prices and rents are quoted exclusive of VAT. or the Lessors or Vendors of this instruction, whose Agents they are, give notice that; These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties 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. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property. Unless stated, all prices and rents are quoted exclusive of VAT. Generated on 02/03/2021.