



kearney bell

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WATERLOOVILLE – SHOP TO LET

UNIT 5 DUKES WALK SHOPPING CENTRE



LOCATION

Waterlooville is situated about 8 miles north of Portsmouth in Hampshire. Dukes Walk is a very busy Shopping Centre anchored by Wilko and benefits from approximately 200 car parking spaces.

Retailers represented in Dukes Walk include Holland & Barrett, Devilishly Good and The Works. Other occupiers include Bon Marche, Hair OTT, Card Factory and Savers.

ACCOMMODATION

The premises provide the following approximate NIA areas:

Ground Floor	274 sq m	2,949 sq ft
First Floor Anc	188 sq m	2,023 sq ft

The previous tenant did not use the first floor.

RENT

On application.

RATES

Rateable Value (2017) £58,500

Interested parties are advised to speak to the local authority to confirm the rates payable figure.

TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

SPECIFICATION

The unit is to be handed over in its existing condition.

SERVICE CHARGE

£9,438 for the year ending 31st December 2021.

COSTS

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

EPC

Available on request.

INSPECTIONS

Viewing is strictly by appointment with:

Aaron Bell
020 3773 9393
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