



kearney bell

406 Linen Hall, 162/168 Regent Street
London, W1B 5TG

T: 020 3773 9390
www.kearneybell.co.uk

WATERLOOVILLE – COMMERCIAL UNIT TO LET

UNIT 10 DUKES WALK SHOPPING CENTRE

- Free parking
- Subject to vacant possession



LOCATION

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

Occupiers represented in Dukes Walk include **Holland & Barrett, The Works, Bon Marche, Hair OTT, Card Factory, Pure Gym and Savers.**

ACCOMMODATION

The premises provide the following approximate areas:

Ground Floor 69.0 sq m 743 sq ft

TENURE

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

RENT

£19,500 per annum plus VAT.

RATES

Rateable Value (2023) £18,250

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

SERVICE CHARGE

£1,198 pa plus VAT for the year ending 31st December 2024.

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
aaron@kearneybell.co.uk

Russell Homer / 07800 738865 / Russell.homer@cbre.com

