



TO LET/FOR SALE

Unit 1a, Waitrose
Dukes Walk, Waterlooville, Hampshire, PO7 7HS



Key Features

- The property is capable of being subdivided, with a range of ground floor split options available. Further details and plans are available upon request.
- Rent/Price upon application
- Available for a variety of uses (STP)
- 255 parking spaces with 2 hours free
- New EFRI lease available
- Occupiers within the scheme include One Beyond, PureGym, The Works, Savers, Card Factory, Holland & Barrett, Bonmarché and Edinburgh Woollen Mill

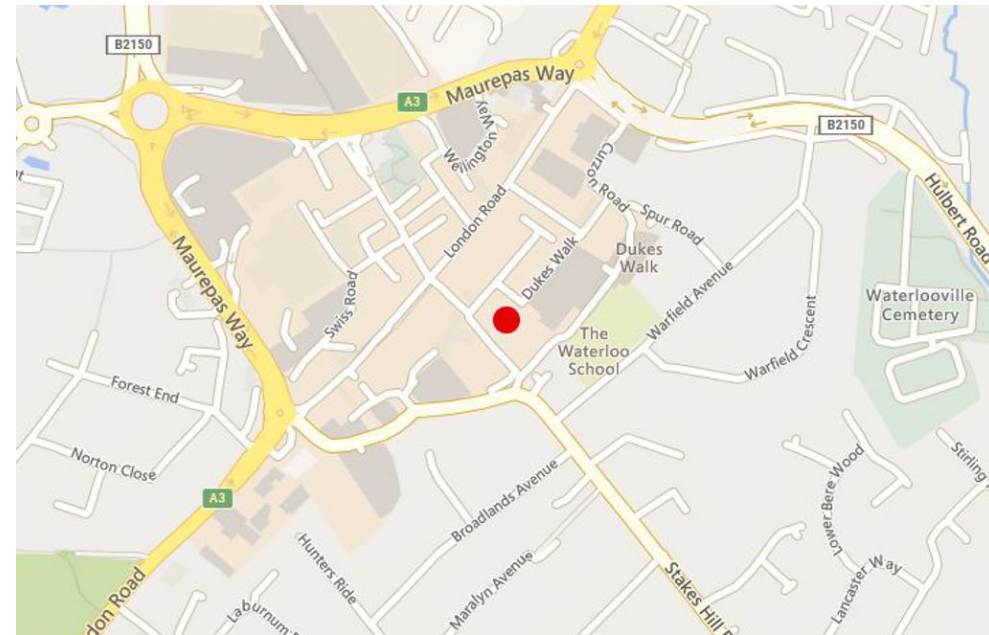




Location & Situation

Dukes Walk is a well-established shopping centre in the heart of Waterlooville, extending to approximately 100,000 sq ft. The scheme is home to a mix of national and independent occupiers, including One Beyond, PureGym, The Works, Savers, Card Factory, Holland & Barrett, Bonmarché and Edinburgh Woollen Mill. It benefits from more than 255 car parking spaces, supporting its role as a convenient destination for local shoppers.

Waterlooville sits approximately eight miles north of Portsmouth, with road connections via the A3(M) providing direct access to Portsmouth, Guildford and London.





Description & Accommodation

The property comprises a substantial brick-built retail unit arranged over ground and first floors, together with basement storage accommodation, beneath a flat roof. The premises benefit from an extensive fully glazed shopfront, providing excellent natural light and a highly prominent retail frontage

The accommodation has the following approximate Gross Internal Areas (GIA). The property is capable of being subdivided, with a range of ground floor split options available. Further details and plans are available upon request.

Area	Sq Ft	Sq M
Ground Floor	28,561	2,653.32
First Floor	6,056	562.6
Basement	8,850	822.16
Service Yard	8,241	765.59
Total	51,708	4,803.67





Unit 1a, Waitrose
Dukes Walk, Waterlooville, Hampshire, PO7 7HS

Rateable Value

Ratable Value (2026): £595,000

The premises is currently assessed as a supermarket.

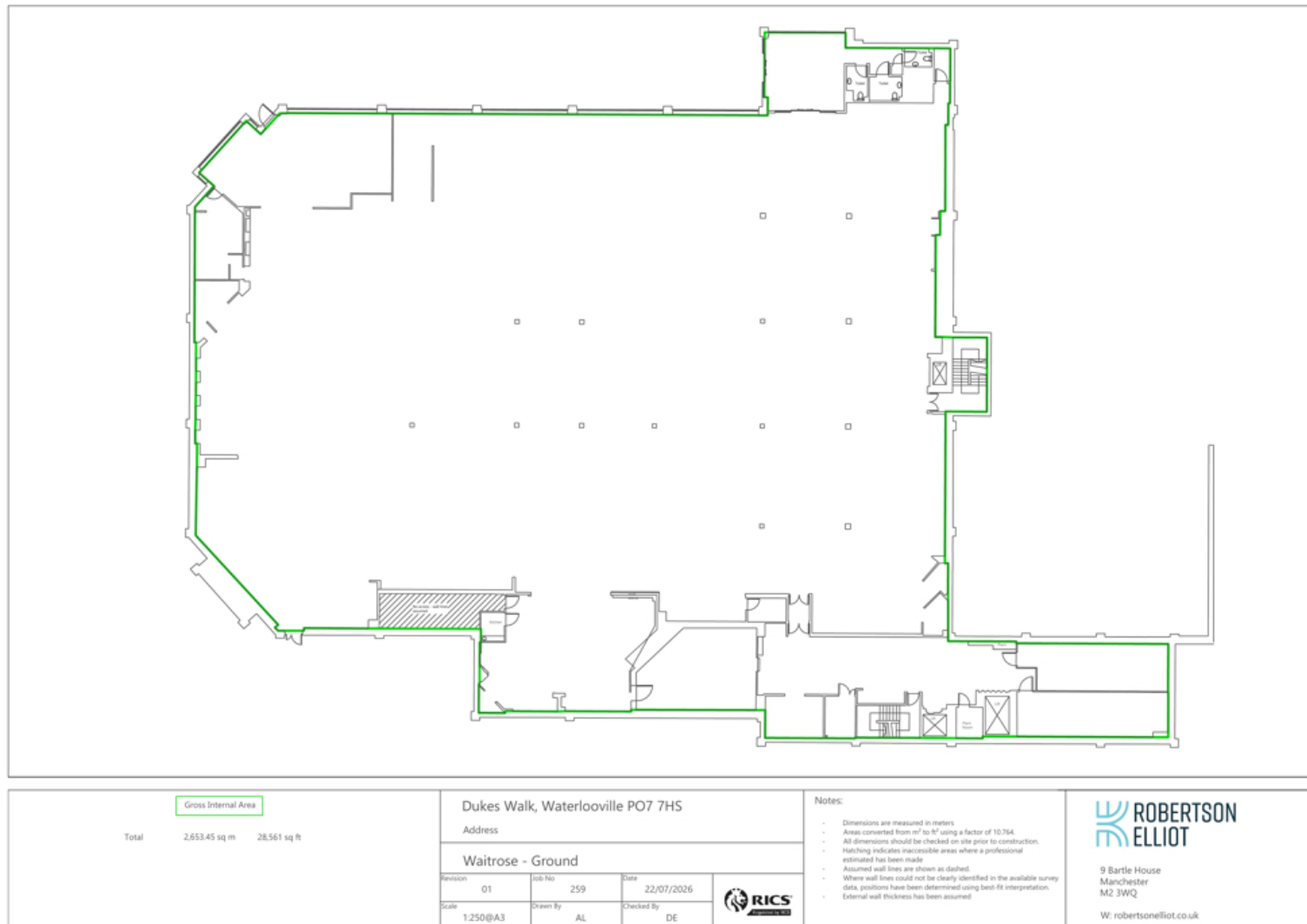
EPC

We understand the property has an EPC rating of C (expiry date - 13/04/2032).

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.





FLOOR PLAN For identification purposes only.



Waterlooville (WATERLOOVILLE JULY 16)

Modified: 29-Sep-26 10:42:31 / Surveyed: 23-Jul-25



Copyright and confidentiality © 2025 Experian. All rights reserved.
© Crown Copyright and database rights 2025 AC0000807366

Experian Goad Plan Created: 29/09/2026

For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com

GOAD PLAN For identification purposes only.



Unit 1a, Waitrose
Dukes Walk, Waterlooville, Hampshire, PO7 7HS

Terms

Rent/Price upon application.

The service charge is currently £69,397.56 per annum.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand the property is registered for VAT.

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

Please contact the sole agents Flude Property Consultants:

Josh Gettins
j.gettins@flude.com
07545 846799

Sebastian Martin
s.martin@flude.com
07800 562509

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.

29 September 2026

