

NEWTON SCOTT

COMMERCIAL PROPERTY AGENTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW
Telephone: 023 8033 7033 • Email: info@newtonscott.com
Web: www.newtonscott.com

DOUBLE SHOP UNIT TO LET



**19 / 21 VICTORIA ROAD, WOOLSTON,
SOUTHAMPTON, HAMPSHIRE SO19 9DY**

**Double Retail Unit – 1,265 square feet,
plus basement storage if required.**

DESCRIPTION

The premises form a pair of adjoining properties which have been well maintained and looked after and are now ready for early occupation.

The unit is arranged in open-plan and benefits wood-effect laminate flooring, feature lighting and a fully glazed shop front incorporating a recessed and glazed double entrance doors. A new toilet and basic kitchenette facilities will be installed to the rear of the premises.

If required, there is basement dry storage area of a similar size, which also benefits from rear access/loading, a toilet and small kitchenette area.

FLOOR AREAS

Gross shop frontage:	29'3"
Internal Width to front	26'3"
Shop Depth:	48'3"
Net Internal Area:	1,265 sq ft

Total: 1,265 square feet / 117.52 square metres.

Additionally, there is Basement Storage space of some 1,245 sq.ft, available if required.

All floor areas are approximate and have been measured in accordance with RICS Code of Practice on a gross internal basis.

TERMS

Lease: A new lease can be offered for a term by agreement, no shorter than three years. The tenant will be required to contribute towards the management and maintenance of the building.

Rent: £15,950 per annum exclusive payable quarterly in advance plus VAT., if applicable. There will be rent reviews at the end of each third year.

NB: There is an additional Basement Storage space available. Rent: £3,950 per annum.

Rateable Value: According to the Valuation Office (www.voa.gov.uk), the rateable value for both levels is £17,500 and therefore for the current year (April 2019 / March 2020) the rates payable figure will be £8,575.00. If taking a lease on just the ground floor it may prove beneficial to have the rates reassessed. Some businesses may benefit from Rate Relief and therefore all tenants are advised to check whether they could take advantage of such arrangements.

Legal costs: The ingoing retail tenant/s will be required to contribute towards the vendor's legal costs.

LOCATION

Woolston is an attractive and expanding suburb to the south east of Southampton City centre, fronting Southampton Water, and well known for its many and varied water front amenities.

The area is essentially mixed in character having various commercial and retail outlets nearby, including restaurants, bars, banks and supermarkets, all surrounded by high density housing which is due to be increased due to the development of the former Vosper Thorneycroft site. The area is favoured by many young professionals and those with young families.

Access to the M.27 (Junction 5 or 7) is within three miles, allowing quick and easy access to all parts of the Solent region and further a-field via the national motorway network.

EPC RATING

To follow

VIEWING & FURTHER INFORMATION

Strictly by appointment with the lessor's sole agents, James Scott of **Newton Scott, tel: 023 8033 7033.**

CODE OF PRACTICE FOR COMMERCIAL LEASES IN ENGLAND & WALES
The landlord has regard to the recommendations of the voluntary code of practice for commercial leases in England & Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at www.commercialleasecode.co.uk or obtained from the Royal Institution of Chartered Surveyors, telephone number 020 7334 3806.

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