

# NEWTON SCOTT

COMMERCIAL PROPERTY AGENTS

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## RETAIL UNIT TO LEASE OR FOR SALE WITH A3/5 CONSENT.

A rare opportunity to get established before the new developments are completed and occupied.



**76 EAST STREET, SOUTHAMPTON, SO14 3HQ.**

**1,465 SQUARE FEET (136.10 SQUARE METRES),  
PLUS BASEMENT OF 1,155 SQUARE FEET (107.30 SQUARE METRES).**

## DESCRIPTION

This substantial retail unit, being the former Anchor Public House, is some 89 feet deep and benefits from two overhead natural daylight panels, with part stone flagged and natural timber flooring, creating an attractive ambiance to what is potentially an appealing and historic space.

To the rear of the unit there is access to the basement, the toilets and kitchen areas. There is additional storage accommodation in the basement (not measured).

All will need full refurbishment as is currently offered in a "shell and core" condition, enabling new occupiers to fit-out the accommodation to their own specifications.

## FLOOR AREAS

**Ground floor:** 1,465 square feet / 136.10 square metres,

**Basement:** 1,155 square feet / 107.30 square metres (not measured).

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 will be granted for a term by agreement, subject to upward only rent reviews at the end of each third year. The tenant will be required to contribute towards the upkeep and insurance of the premises.

**Rent:** £18,500 per annum exclusive payable quarterly in advance, plus VAT if applicable.

**Freehold:** On application.

## BUSINESS RATES

According to the Valuation Office ([voa.gov.uk](http://voa.gov.uk)) the rateable value is £6,500.00, and therefore the current (2018/9) rates payable figure would be £3,120 (the rate in pound is 0.48 for RV figures less than £51,000). Any intended occupier should satisfy themselves as to the accuracy of this information.

## VIEWING & FURTHER INFORMATION

Strictly by prior appointment through the sole agents, **James Scott of Newton Scott, tel: 023 8033 7033.**

## LOCATION

The property is situated at the eastern end of lower East Street, an area that is witnessing an exceptional amount of regeneration and redevelopment in central Southampton. This includes the demolition of many adjoining buildings on East Street (with the exception of the Debenhams departmental store).

Within 100 yards is a £27 million mixed use scheme, predominantly 132 one and two bed apartments for the rented sector, being constructed by the National Regional Property Group for Grainger on the former Tuned-In site; conversion of Capital House by Kier for 423 room student accommodation to be managed by CRM, in addition to provision of new leisure and retail space.

Adjoining are attractive champagne coloured brick-faced buildings currently under construction for additional student accommodation. Apart from a substantial multi-storey car park, Lidl's are understood to be taking space in the new development.

Consequently, this is a rare opportunity to get established in what will be a very busy and high foot-fall location, providing retail or dining space to a growing audience.



External View

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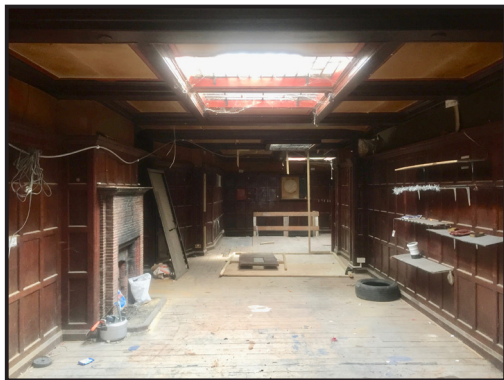
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Internal View



Feature Fireplace



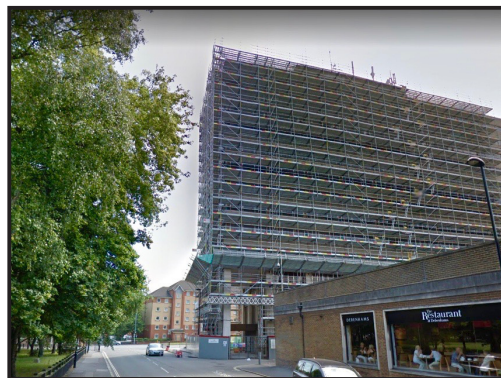
Internal View



New Buildings, Fronting Evans Street

## EPC

To follow



Capital House - 423 Bed Student Project



Central Hall, Evans Street



New Buildings on extended East Street