

NEWTON SCOTT

COMMERCIAL PROPERTY AGENTS

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

PROMINENT FORMER CONVENIENCE STORE



**79 PARK ROAD, SHIRLEY,
SOUTHAMPTON, HAMPSHIRE SO15 3DD**

600 square feet plus stores and cellar.

DESCRIPTION

This prominent retail unit comprises a ground floor sales area benefitting from windows to both Park Road and Lisbon Road, a ceiling mounted air conditioning cassette (not checked), vinyl flooring, security shutters and burglar alarm, plus a small rear stores area, toilet and kitchenette.

Additionally, there is a cellar of some 175 square feet benefitting from a head height of 5'8" (1.74 metres).

FLOOR AREAS

Ground floor sales: 600 square feet / 55.74 square metres

Stores: 48 square feet / 4.46 square metres

Basement: 175 square feet / 16.26 square metres

Total: 823 square feet / 76.46 square metres

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 of three or more years on a full repairing and insuring basis.

Rent: £8,250 per annum exclusive (£687.50 pcm), payable quarterly or monthly in advance, plus VAT if applicable.

Legal costs: The ingoing tenant will be required to contribute towards the landlord's reasonable legal costs, terms on request.

Occupation: Immediate upon completion of all legal formalities or sooner by agreement possibly.

BUSINESS RATES

According to The Valuation Office (www.voa.gov.uk) the Rateable Value figure is as follows: Shop & Premises: £5,900 (payable £3,878.90 for the year expiring 6th April 2020).

100% Small Business Rates Relief is currently available on properties with a rateable value of £15,000 or less (subject to conditions). Further details can be found on www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief.

VIEWING & FURTHER INFORMATION

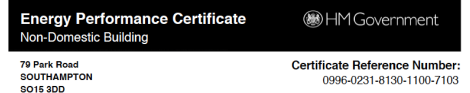
Strictly by appointment with the lessor's sole letting agents, **Newton Scott, tel: 023 8033 7033.**

LOCATION

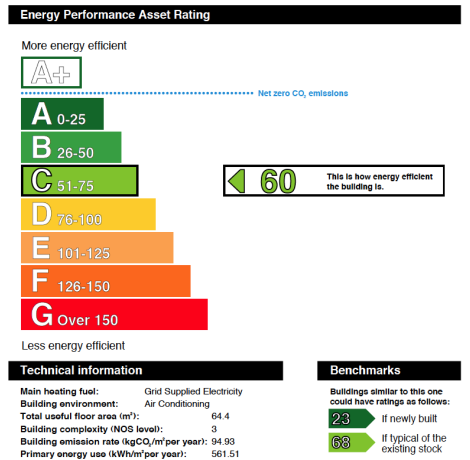
This single storey retail unit is located at the junction of Park Road and Lisbon Road, close to Foyes Corner, in the heart of this busy and expanding suburb of central Southampton.

The M.27 motorway (junction 3) is within an easy ten minutes driving distance thus allowing quick and easy access to all parts of the Solent region and further afield via the M3 and the national motorway network.

EPC RATING



This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document Energy Performance Certificates for the construction, sale and let of non-dwellings available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.



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.

Misrepresentation Act 1967: Newton Scott Commercial Property Agents, for themselves and for the Vendor, Lessor or Landlord of this property for whom they act, give notice that:

1. These particulars have been produced in good faith and are a general outline only for the guidance of prospective purchasers or lessees and do not constitute the whole or any part of an offer or contract.
2. Newton Scott Commercial Property Agents cannot guarantee the accuracy of any description, dimension, reference to condition or necessary permissions for the use and/or occupation and other details contained herein. Prospective purchasers or lessees must not rely on them as statements of fact or representations.
3. The reference to any plant, machinery, equipment, services fixtures or fittings at the property shall not constitute a representation, unless otherwise stated, as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the accuracy, correctness and fitness of such items for their requirements by inspection or otherwise.
4. No person in the employment of Newton Scott Commercial Property Agents has any authority to make or give any representation or warranty whatever in relation to this property. Newton Scott Limited are not to be liable, in negligence or otherwise, for loss arising from the use of these particulars.

Property Misdescriptions Act 1991: Newton Scott Commercial Property Agents has not tested any of the service installations, including heating, lighting and any occupier must satisfy themselves as to the state and condition of such items. Any occupier must check the stated planning use with the relevant Planning Office to ensure that is compatible for their intended use. All rents, prices, premiums and service charges may be subject to VAT in addition (unless otherwise stated).