

NEWTON SCOTT

COMMERCIAL PROPERTY AGENTS

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SUPERB PROMINENT RETAIL UNIT



**6A SHIRLEY HIGH STREET, SOUTHAMPTON,
HAMPSHIRE S015 3LR.**

715 sq.ft – sales, plus 225 sq.ft ancillary.

DESCRIPTION

The unit has recently been stripped of all the previous occupier's fixtures, and therefore is ready for the next occupier to fit-out, as required.

The unit is arranged as two main sales areas, together with a rear ancillary space with a private toilet and area for tea and coffee preparation.

There is a rear / side door providing direct access to Mayflower Road.

FLOOR AREAS

Gross Shop frontage: 19",

Return Shop frontage: 17'4"

Shop depth: 49'3",

Shop width: 17'6",
reducing to 12/3" beyond 29/3",

Total Sales area: 715 square feet
(66.36 square metres) approx.,

Rear ancillary: 225 square feet
(20.90 square metres) approx..

Areas measured on site in accordance with RICS Code of Practice on a net internal basis.

TERMS

Lease: A new lease will be granted for a term by agreement, no less than three years, on the usual FRI basis.

Rent: The initial rent will be £19,500 per annum exclusive payable quarterly in advance. There will be rent reviews at the end of each third year.

Legal costs: Each part will be responsible for their own legal expenses in preparing and executing the lease.

Rates: According to enquiries of The Valuation Office (voa.gov.uk) the Rateable Value for the ground floor retail unit is £17,000.00 (£8,347.00 - payable 2019/20).

VIEWING & FURTHER INFORMATION

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

LOCATION

This prominent end terraced retail unit is located at its junction with Mayflower Road, in this busy section of Shirley High Street amongst a variety of national and local retailers including the Coffee No. 1, Specsavers, Pizza Hut, Boots, Nationwide, Poundland, Santander, Savers, Halifax, Ladbrokes and Bright House, to name but a few.

Access to the M.27 (Junction 3) is within about two miles, allowing quick and easy access to Southampton Airport and Parkway station, all parts of the Solent region, and further afield via the national motorway network.

EPC

To follow

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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