

**NEWTON  
SCOTT**

**COMMERCIAL PROPERTY CONSULTANTS**

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW  
Telephone: 023 8033 7033 • Email: [info@newtonscott.com](mailto:info@newtonscott.com)  
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## **PROMINENT RETAIL UNIT IN BUSY LOCATION**



**291 SHIRLEY ROAD, SOUTHAMPTON**

**HAMPSHIRE SO15 3HU**

**465 SQ. FT.**

## DESCRIPTION

This attractive and well-proportioned retail unit, formerly a hairdressing and beauty salon, benefits from having frontages to both Shirley Road and Lumsden Avenue.

The accommodation is arranged essentially as a large approximately square retail space, to the rear of which is a private kitchenette, ancillary storage area and a toilet.

The unit is ready to take a new occupier's fittings such as lighting, heating and floor coverings.

## ACCOMMODATION

<b>Gross Frontage to Shirley Road</b>	<b>14'9"</b>
<b>Return Frontage:</b>	<b>31'3",</b>
<b>Shop Depth (max):</b>	<b>32'6",</b>
<b>Shop Width (max):</b>	<b>18'6"</b>
<b>Total floor area (approx)</b>	<b>465 sq feet.</b>

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, essentially three or more years, on the usual full repairing and insuring basis.

**Rent:** £12,500 per annum exclusive, plus VAT, payable quarterly in advance.

## BUSINESS RATES

According to the Valuation Office ([voa.gov.uk](http://voa.gov.uk)) the rateable value for the retail unit has yet to be established and therefore re-assessment will be required.

However, it is expected that the RV may be less than £15,000 and as a consequence the new occupier may be able to claim Small Business Relief which could be as much as 100%.

Retail, leisure and hospitality companies with a rateable value of less than £51,000 will not pay any business rates this year (2020).

Any intended occupier should satisfy themselves as to the accuracy of this information.

## VIEWING & FURTHER INFORMATION

Strictly by prior appointment with the lessor's Sole Agents:

**James Scott**

Email: [james@newtonscott.com](mailto:james@newtonscott.com)

Tel: 023 8033 7033 Mob: 07710 184556

## LOCATION

This end terraced two storey property is located on the east side of this busy thoroughfare, at the junction of Shirley Road and Lumsden Avenue, adjacent to many national and local retailers, restaurants and pubs, in this thriving inner-city suburb favoured by many students and young professionals.

Access to the M.271/27 motorways is via the nearby Mountbatten Way triple carriageway, allows swift and easy access to all parts of the Solent region, and further afield via the M.3 and the national motorway network.

The mainline railway station (Southampton Central) is within an easy ten minutes walking distance. Southampton Airport is at junction 5 of the M.27.

## 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](http://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:

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