

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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SHOP UNIT TO LET



**19 Victoria Road, Woolston,
Southampton, Hampshire SO19 9DY**
639 square feet / 59.39 square metres
plus basement storage, if required

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.

DESCRIPTION

The premises form a single retail unit in busy Victoria Road, known for its many national and local retailers, such as the adjoining Superdrug, plus Martins, Betfred, Ladbrokes, Boots and Subway.

The unit is arranged in open-plan and benefits wood-effect laminate flooring, feature lighting and a fully glazed shop front incorporating a glazed entrance door. 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 some 1,245 square feet, which also benefits from rear access/loading, and two car parking spaces.

FLOOR AREAS

Gross shop frontage:	14'6"
Internal Width to front	13'3"
Shop Depth:	48'3"
Net Internal Area:	639 sq ft

Total: 639 square feet/59.39 square metres.

Additionally, there is Basement Storage space of some 1,245 sq.ft, available, if required. Two car spaces are allocated to this space which benefits from rear loading / access.

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:

£9,250 per annum exclusive payable quarterly in advance plus VAT., if applicable. There will be rent reviews at the end of each third year.

TERMS CONTINUED...

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

RATES

Rateable Value:

To be reassessed. Some businesses may benefit from Rate Relief and therefore all tenants are advised to check whether they could take advantage of such arrangements.

VIEWING

Strictly by prior appointment with the Sole Agents, James Scott of Newton Scott, tel: 023 8033 7033.

EPC

An Energy Performance Certificate has been requested and will be provided.

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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