

# NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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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**

## 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, Ladbroke's and Bright House, to Mayflower Road, and the private rear car parking area.

Access to the M27 (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.

## 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

<b>Gross Shop frontage:</b>	<b>19'</b>
<b>Return shop frontage:</b>	<b>17' 4"</b>
<b>Shop depth:</b>	<b>49' 3"</b>
<b>Shop width:</b>	<b>17' 6" reducing to 12' 3" beyond 29' 3"</b>
<b>Total Sales area:</b>	<b>715 square feet (66.36 square metres) approx</b>
<b>Rear ancillary:</b>	<b>225 square feet (20.90 square metres) approx</b>

Areas measured on site 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, no less than three years, on the usual FRI basis.

**Rent:** The initial rent will be £21,000 per annum exclusive, payable quarterly in advance. Rent reviews will be at the end of each third year.

**Rates:** According to enquiries of The Valuation Office (voa.gov.uk) the Rateable Value for the ground floor retail unit is £17,000.00 (£8,840.00 - payable 2012/13) to be reassessed

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

## VIEWING

Strictly by appointment with the lessor's sole letting agents, 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](http://www.commercialleasecode.co.uk) or obtained from the Royal Institution of Chartered Surveyors, telephone number 020 7334 3806.

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