

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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PRIME RETAIL / MIXED USE PROPERTY REQUIRING RENOVATION



**2D HIGH STREET, EASTLEIGH,
HAMPSHIRE SO50 5LA**

1,325 square feet approximately

LOCATION

These end-terraced retail premises is in a prime pitch adjacent to many national and regional retailers, banks, estate agents plus many restaurant / take-away establishments.

The M27 (junctions 5) and the M3 (junction 13) are within about five minutes driving distance, thus allowing easy access to all parts of the Solent Region, and further afield via the national motorway network.

Southampton Airport / Eastleigh Parkway mainline railway station are also close by (M27 - junction 5).

DESCRIPTION

This prominent building is arranged on ground and first floors. The ground floor provides a generously proportioned retail / sales area together with rear sales and ancillary space.

The first floor is approached via an internal staircase (to the rear of the ground floor sales area) and is arranged as a large, well-proportioned front room, together with two further rooms to the rear.

Internally, the building has been affected by recent water ingress to both the front and rear parts of the premises and as a result will require refurbishment.

There is a security shutter to the front of the retail unit. There is a toilet, kitchenette and shower to the ground floor rear. Rear car parking area.

FLOOR AREAS

First Floor	595 square feet
Ground Floor	730 square feet
Total	1,325 square feet, or 123.09 square metres.

All floor areas are approximate and have been measured in accordance with RICS Code of Practice on a gross internal basis.

TERMS

Price: Offers are invited in the region of £225,000 for the freehold interest. VAT will be added to the price unless it is determined that is not applicable.

Rates: According to the Valuation Office the Rateable Value is £9,000.00. Click on [this link](#)

The multiplier for Small Businesses is 0.499, resulting in a payable figure of £4,491.00 for the year 2021/22. However, as the RV is less than £15,000 the new occupier may be able to claim Small Business Relief which could be as much as 100%.

LEGAL COSTS

Each party will be responsible for their own legal expenses.

VIEWING

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

ANTI-MONEY LAUNDERING

Under the Anti-Money Laundering Amendment Act 2017 we are required to verify the identity of any proposed purchaser prior to instructing solicitors.

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.

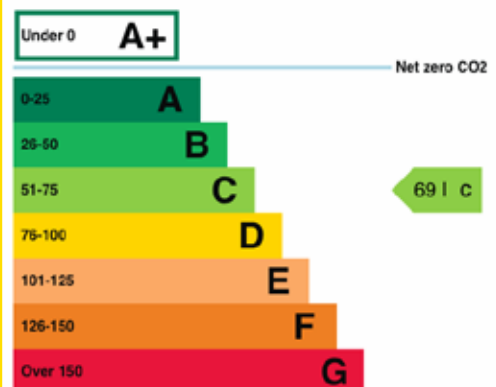
Misrepresentation Act 1967: Newton Scott Commercial Property Agents, for themselves and for the Vendor, Lessor or Landlord of this property for whom they act, give notice that:

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.
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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 it is compatible for their intended use. All rents, prices, premiums and service charges may be subject to VAT in addition (unless otherwise stated).

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

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