

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW
Telephone: 023 8033 7033 • Email: info@newtonscott.com
Web: www.newtonscott.com

MODERN GROUND FLOOR SUITE TO SUIT A WIDE RANGE OF USES



**9 PIRELLI WAY, NUTBEEM ROAD
EASTLEIGH, HAMPSHIRE SO50 5GE
525 square feet / 48.77 square metres**

LOCATION

This attractive modern three storey building is conveniently located close to Eastleigh town centre, and approached via Leigh Road and Nutbeem Road, allowing quick and easy access to the M3 and M27 motorways, and therefore further afield via the national motorway network.

Southampton International Airport, Parkway Mainline station, and Junction 5 of the M27/M3 are within about five minutes travelling time, with Southampton City Centre approximately 8 miles to the south west.

DESCRIPTION

The suite, which is arranged in open plan on the ground floor, was last occupied by a successful Beauty Salon, and therefore partitioned to create several private areas, all in good decorative condition throughout.

The premises could be used for a multitude of practices, to include Consulting Rooms, Aesthetic Clinic, Dentist, Chiropractic and similar. Alternatively, the suite could be easily rearranged to suit a firm requiring for example open plan office space, whilst still benefiting from all the existing modern facilities.

Amenities include wood laminate flooring, gas fired central heating, fluorescent lighting, a fitted kitchen, a private/disabled toilet and rear fire escape/rear entrance. There is on-site parking for one car. There is additional free local parking.

FLOOR AREAS

The approximate floor areas amount to 525 square feet.

All floor areas are approximate and have been measured 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, ideally for not less than three years, renewable if required

Rent: £7,250.00 per annum payable quarterly in advance, plus commercial rates, insurance, and maintenance charges. The tenant will be required to contribute towards the landlord's insurance, maintenance, and general up-keep of the premises.

Rates: According to enquiries of the Valuation Office (www.voa.gov.uk) the Rateable Value is £5,400.00 and the annual payable figure from 1st April 2022 will be £2,694.60, based on a poundage of 0.499.

However, potential tenants are advised to check whether they would be Rate Exempt as the RV is less than £15,000, which we anticipate.

Fixtures & Fittings: Various items could be purchased from the existing business. Details on request.

LEGAL COSTS

Each party will bear their own legal costs.

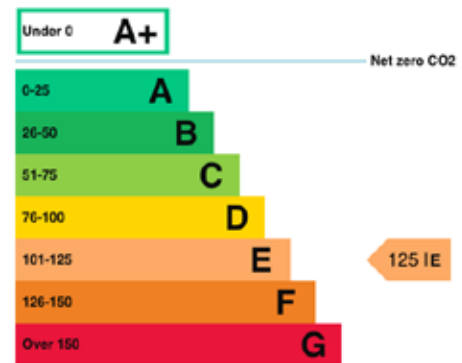
VIEWING

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

EPC

Energy efficiency rating for this property

This property's current energy rating is E.



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.

Full EPC available here

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.
2. Newton Scott Commercial Property Agents cannot guarantee the accuracy of any description, dimension, reference to condition or necessary permissions for the use and/or occupation and other details contained herein. Prospective purchasers or lessees must not rely on them as statements of fact or representations.
3. The reference to any plant, machinery, equipment, services fixtures or fittings at the property shall not constitute a representation, unless otherwise stated, as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the accuracy, correctness and fitness of such items for their requirements by inspection or otherwise.
4. No person in the employment of Newton Scott Commercial Property Agents has any authority to make or give any representation or warranty whatever in relation to this property. Newton Scott Limited are not to be liable, in negligence or otherwise, for loss arising from the use of these particulars.

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

**NEWTON
SCOTT**

COMMERCIAL PROPERTY AGENTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW
Telephone: 023 8033 7033 • Email: info@newtonscott.com
Web: www.newtonscott.com



**NEWTON
SCOTT**

COMMERCIAL PROPERTY AGENTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW
Telephone: 023 8033 7033 • Email: info@newtonscott.com
Web: www.newtonscott.com