

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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SUBSTANTIAL FULLY FITTED TAKE-AWAY / RESTAURANT TO LEASE IN BUSY CENTRAL SHIRLEY



321 SHIRLEY ROAD, SOUTHAMPTON,

HAMPSHIRE S015 3HW

1675 SQ.FT. / 155.61 SQ.MS

LOCATION

This well-proportioned retail unit is conveniently located between the junctions of Janson Road and Newlands Avenue on the east side of Shirley Road, in this busy and thriving area of Shirley.

Neighbouring occupiers include restaurants, cafes, banks and newsagents in addition to furniture and bedding specialists.

Access to the M.27 (Junction 3) is within about a mile and a half, allowing quick and easy access to all parts of the Solent region and further a-field via the national motorway network.

DESCRIPTION

The premises have been the subject of major refurbishment works over recent years, and now provide ground floor Take-Away accommodation that is ready for immediate trading.

The unit benefits from being fully fitted out, including new stainless steel counters, grills, cooking, chilling and freezing equipment, plus full extraction and ventilation facilities, all installed recently.

The accommodation is arranged as a front Take-Away area, behind which there are two inter-connecting food preparation, washing, storage and freezing areas.

To the rear exists a substantial storage and office area, leading directly to rear access for deliveries and such like via Newlands Avenue.

NB: There is an additional and adjoining storage building also approached via Newlands Avenue, of some 425 square feet, which could be taken on a new lease. Terms on request.

FLOOR AREAS

The approximate internal floor areas are as follows:

Front Take-Away area:	150 square feet.
Main Food Preparation:	260 square feet.
Rear Food Preparation/Stores, etc:	1,265 square feet.
Total:	1,675 square feet / 155.61 square metres.

Areas measured in accordance with RICS Code of Practice on a gross internal basis.

TERMS

A new full repairing and insuring lease will be made available for a term by agreement, ideally for ten or more years, subject to rent reviews at the end of each third year.

RENT

£18,000.00 per annum exclusive plus VAT, payable quarterly in advance.

LEGAL COSTS

Both parties' reasonable legal costs are to be borne by the ingoing tenant.

BUSINESS RATES

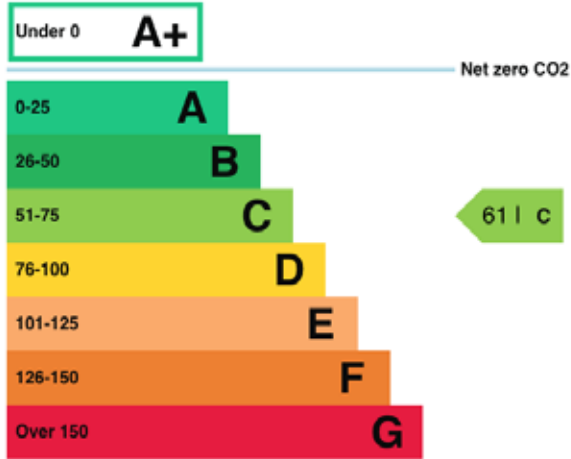
According to on-line enquiries of the VOA (voa.gov.uk) the rateable value is £11,750.00. Therefore, the 2022/3 rates payable figure will be £5,863.25, or thereabouts. However, under Small Business Rate Relief the payment figure may be Zero rated, the RV being less than £15,000. Potential tenants are advised to seek verification from the local authority.



EPC

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.

PREMIUM

Expenditure in excess of £50,000 to install all new kitchen equipment, including grills, cookers, chillers, freezers and full extraction and ventilation equipment was undertaken very recently.

According, and as the unit is therefore ready to trade, our clients are seeking offers in the region of £25,000 for the above equipment. A schedule will be provided upon request.

VIEWING

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

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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