

# NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW  
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## SMALL PROMINENT CORNER RETAIL UNIT SUITABLE FOR OFFICE OR RETAIL USE



**1 HAMILTON ROAD, BISHOPSTOKE, EASTLEIGH,**

**HAMPSHIRE SO50 6AU**

**250 square feet/23.22 square metres**

## LOCATION

This attractive period building is located at the junctions of Hamilton Road and Spring Lane in the busy residential suburb of Bishopstoke. Approached via Alan Drayton Way the premises are a short distance from Eastleigh town centre and therefore near both Eastleigh main line railway station and Southampton Airport.

Junction 4 of the M.27 is close by allowing quick and easy access to all parts of the Solent region and further afield via the national motorway network.

## DESCRIPTION

This corner building, which was probably constructed during the early 1900's, is arranged as a main sales area, plus kitchenette, toilet and small storeroom. Benefitting from electric heating, black tiled flooring to the main sales area and excellent decorations throughout.

Currently occupied by an hairdresser but would invariably suit a number of similar businesses.

There is free local parking.

## FLOOR AREAS

249 square feet / 23.13 square metres approximately.

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

## TERMS

**Lease:** A new lease would be granted on a full repairing and insuring basis for a term by agreement, ideally for six years subject to a tenant's option to determine at the end of the third year.

**Rent:** £7,950 per annum exclusive payable quarterly in advance. VAT is not applicable. There would be a rent review at the end of the third year.

## BUSINESS RATES

According to enquiries of the Valuation Office (voa.gov.uk) the Rateable Value is £3,450. However, we hold the view that as the RV is less than £12,000 most occupiers will be zero rated and therefore pay no rates. Tenants are advised to make their own enquiries for verification purposes.

## LEGAL COSTS

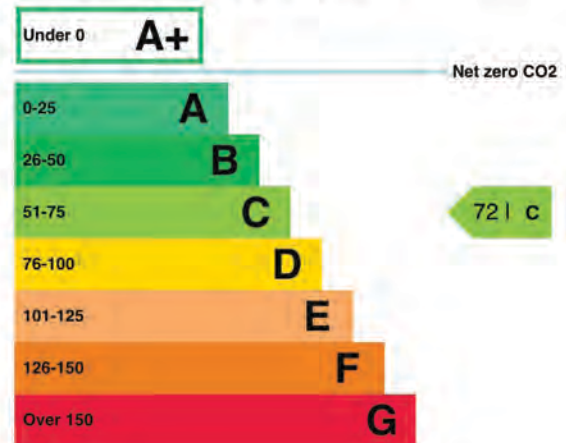
Each party will be responsible for their own legal expenses.

## VIEWING AND FURTHER INFORMATION

For further information or an appointment to inspect, please contact the lessor's Sole Agents, James Scott of Newton Scott, tel: 023 8033 7033.

## EPC

This property's current energy rating is C.



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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