

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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PROMINENT TAKE-AWAY ON BUSY ARTERIAL ROUTE



**276a WINCHESTER ROAD, SOUTHAMPTON,
HAMPSHIRE SO16 6TJ.**

625 square feet approximately

DESCRIPTION

This attractive semi-detached building provides a superb ground floor retail unit currently trading as a busy Take-Away shop.

The ground floor unit is approached via a fully glazed fenestration / facade, a glazed personnel door that leads directly to the main sales area with display areas and counter. Immediately behind is the food preparation area together with rear stores, toilet and rear access/exit.

The unit benefits from electric heating, fluorescent lighting, tiled flooring to the main sales area and food preparation areas, and importantly a fully fitted extraction system. The standard of decoration is high throughout.

There is forecourt parking for several cars directly in front of the premises, in addition to free local parking.

FLOOR AREAS

Front Sales Area:	255 square feet
Food Preparation:	313 square feet
Rear Storage:	57 square feet
Total:	625 square feet

All floor areas are approximate and have been measured in accordance with RICS Code of Practice

TERMS

Lease and Rent:

The lease was granted for a term of 7 years from November 2022, subject to rent reviews at the end of each third year.

The rent is £8,400 per annum payable quarterly in advance.

Alternatively, the landlords might consider granting a longer lease, terms by negotiation.

Premium:

On application.

This will include all kitchen / food preparation, chilling and storage equipment, the fully fitted extraction system plus sales and display counter, in addition to the benefit of the low passing rent.

BUSINESS RATES

According to enquiries of the Valuation Office (voa.gov.uk) the Rateable Value will be £4,900 as of 1st April 2023.

However, we hold the view that as the RV is less than £12,000 most occupiers will be zero rated and therefore any occupier will pay no rates. Tenants are advised to make their own enquiries for verification purposes.

LOCATION

The building is located on the northside of the busy Winchester Road (A.35), an arterial road that links The Avenue (A.33) to Tebourba and Mountbatten Ways (for M.27, the Docks, etc.). The premises are situated amongst several other restaurants and take-aways, in addition to other major national retailers such as The Range, Iceland, Halfords, Wickes and Pets at Home. The area is noted for its high number of student and letting houses, added to which being close to the Southampton General Hospital traffic levels are constantly high.

Junctions 3 and 4 of the M.27 are close-by allowing quick and easy access to the M.3 for London and the South East, the A.31 for Bournemouth, Poole and the West Country, and further afield via the national motorway network.

Southampton/Eastleigh Airport, for both National and Continental flights, is reached via junction 5 of the M27, within some 10 / 15 minutes driving distance.

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the Vendor's Sole Agents James Scott of 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. This is to help combat fraud and money laundering and the requirements are contained in statute.

**NEWTON
SCOTT**

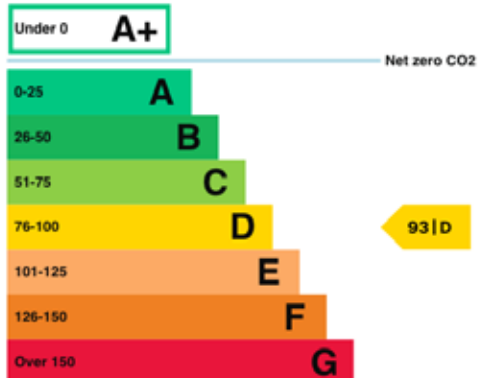
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Energy efficiency rating for this property

This property's current energy rating is D.



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.

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.

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