

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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TWO ADJOINING PROMINENT RETAIL / OFFICE / LEISURE UNITS



A & B, 15/18 CANUTE ROAD, OCEAN VILLAGE

SOUTHAMPTON, SO14 3FJ.

1,390 & 1,975 square feet units.

LOCATION

This is an opportunity to acquire one (or two adjoining) retail/office or leisure units, all being beneath the recently built 7 storey building, Royal Crescent Apartments, at the southern end of central Southampton. This is a very prominent location being situated at the junction of Canute Road and Royal Crescent Road, the main entrance to Ocean Village which fronts the highly popular harbourside.

Access to the M27 (motorway junctions 3 or 5) is within about a short 15minute driving distance allowing quick and easy access to all parts of the Solent region, the M3 and further afield via the national motorway network. Southampton airport is based at junction 5 of the M27 providing both national and continental flights.

DESCRIPTION

This impressive new building is situated in this popular Ocean Village waterfront destination. The area is well known for its up-market leisure, hotel and dining developments such as The Harbour Hotel and Jetty Restaurant, the 326 berth marina, Banana Wharf, Maritimo Lounge and the Blue Jasmine Asian fine dining restaurant. Nearby are several Grade A specification office buildings.

These two prominent and highly visible units are offered in a "shell and core" condition thus being ready for any new occupiers fitting-out works. Each unit benefits from extensive glazed fenestration, having two glazed personnel doors, three in the case of Unit B.

It is felt that uses such as office, retail, leisure, or similar uses would be approved by the landlords, subject to verification with the Local Authority.

FLOOR AREAS

The approximate net internal floor areas are as follows:

Unit A:

Gross frontage 61'6"
Sales / floor area: 1,390 square feet/129.13m²,

Areas taken off plans and calculated in accordance with RICS Code of Practice on a gross internal basis.

Unit B:

Gross frontage: 72'
Return frontage: 44'
Sales / floor area 1,975 square feet/183.38m².

TERMS

A new full repairing and insuring lease will be made available for a term of six or more years, by agreement.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation and execution of the lease/s.

RENT

Unit A:

£19,500.00 per annum exclusive, plus VAT, payable quarterly in advance.

Unit B:

£25,000.00 per annum exclusive, plus VAT, payable quarterly in advance.

The rent will be subject to tenant's contributions towards the management, maintenance and insurance of the premises – terms on application. The rent would also be subject to rent reviews at the end of each third year.

RATES

Unit A:

According to the Valuation Office (voa.gov.uk) the Rateable Value (former gymnasium) is £18,000. Thus, the rates payable figure (0.499 in pound) would be £9,000.00 approximately for the 12 months commencing April 2023.

Unit B:

To be reassessed.

EPC

To be confirmed

VIEWING

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

ANTI MONEY LAUNDERING

In accordance with Anti Money-Laundering requirements, two forms of identification will be required from either a purchaser or tenant, and any beneficial owner, together with evidence / proof identifying the source of funds being relied upon to complete the transaction.

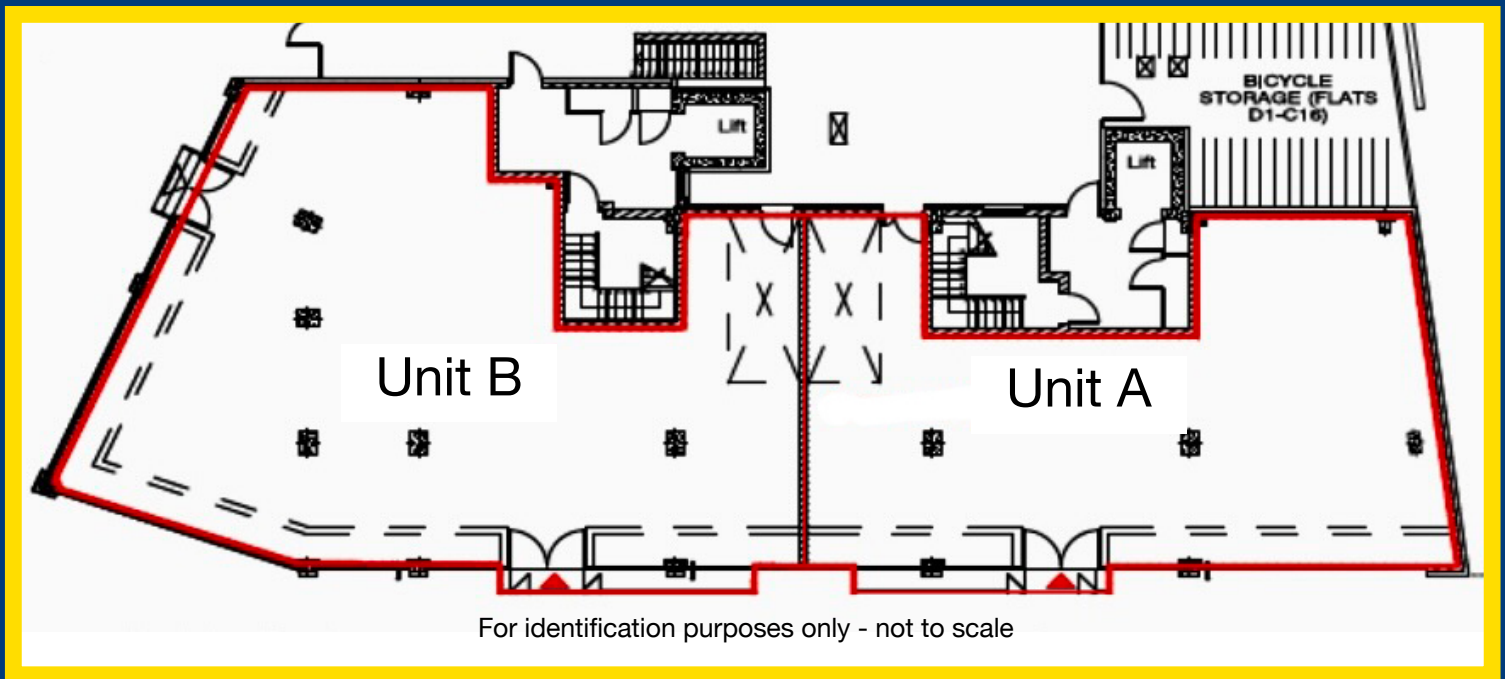
CODE OF PRACTICE

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).



Unit B External, Royal Crescent Road

Unit B External, Canute Road



Unit B External



Unit B

Unit A External



Unit B



Unit A



Unit A



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