

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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PRIME SHOP TO LET



107 ABOVE BAR STREET

SOUTHAMPTON, SO14 7FH

**2,916 square feet / 270.90 square metres,
including basement storage.**

LOCATION

The premises are situated in a prime City Centre retailing position, on busy Above Bar Street, opposite Palmerston Park and close to its junction with Civic Centre Road. The mainline railway station is a short ten minute walk..

Access to the M27 (Junction 3 or 5) is within three miles, allowing quick and easy access to all parts of the Solent region and further afield via the M3 and national motorway network. Eastleigh Parkway railway station (London Waterloo is within 65 minutes) and Southampton Airport serving both national and continental flights is close to junction 5 of the M27 motorway.

ACCOMODATION

The area has seen considerable recent development with new occupiers including Revolucion de Cuba, Caffe Nero and a new Chinese restaurant next door, joining the likes of Yates, KFC and Sprinkles Gelato. Guildhall Square is nearby providing a mix of restaurants and Theatre/Art Gallery.

The property, which is arranged on basement, ground and two upper floors, has been stripped-out and is now offered in a Shell & Core condition, ready for a new tenant's Fit-Out program.

External repairs have included substantial remedial works to the roof and rear fenestration.

TERMS

Lease: A new FRI lease will be offered for a term by agreement.

Rent: £49,500 per annum exclusive payable quarterly in advance plus VAT., if applicable. There will be rent reviews at the end of each third year.

Fit Out: The landlords are prepared to offer incentives to cover a percentage of the proposed tenants Fit-Out exposure. Terms on application.

Rateable Value: According to the VOA (www.voa.gov.uk), the rateable Value as of 01/04/23 will be £21,250.00, leading to an annual payable figure of approximately £11,000.

Potential tenants are recommended to check with the local authority if only to verify this figure and to establish if any form of Rate Relief is available.

Legal Costs: Each party will bear their own legal expenses in drawing up and completing the lease.

FLOOR AREAS

The approximate floor areas are as follows:

Gross frontage: 19'6"

Internal Width 16/9"

Shop Depth: 97/6"

Internal Area: 1,498 square feet

Second floor: 540 square feet

First floor: 328 square feet

Basement: 550 square feet,

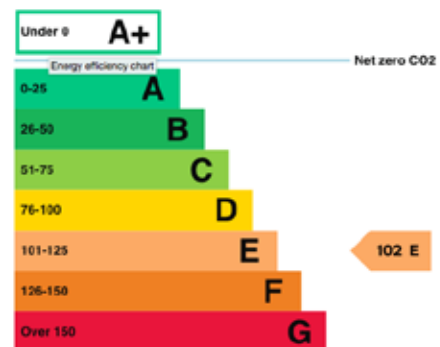
**Total: 2,916 square feet/
270.90 square metres.**

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

EPC

Energy rating and score

This property's current energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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.



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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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