

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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PROMINENT TAKE-AWAY WITH LIVING ACCOMMODATION



**441 FAIR OAK ROAD, BISHOPSTOKE, EASTLEIGH,
HAMPSHIRE S050 7AJ**

625 sq.ft plus and one bed flat

LOCATION

This prominent detached single storey premises is located close to its junction with Summerlands Road and close to Winchester Road/B3354. Thus, Eastleigh town centre is within a short ten-minute driving distance. Access to the M27 (Junction 5) is within three miles being adjacent to Southampton Airport and Parkway station, allowing quick and easy access to all parts of the Solent region, and further afield via the national motorway network.

DESCRIPTION

The premises have recently been refurbished throughout providing a good-sized front sales area, together with an adjacent food preparation and cooking area, all of which benefits from a full ventilation and extraction system. To the rear is an area dedicated to fridges and freezers (not checked).

Additionally, there is a spacious two roomed flat to the rear, together with shower and separate toilet, all in recently decorated order throughout.

Rear access is provided from the flat to a rear garden / gravelled area.

TERMS

Lease: A new lease will be granted for a term by agreement, no less than six years, on the usual Full Repairing and Insuring basis.

Rent: The initial rent will be £24,500 per annum exclusive payable quarterly in advance. There will be rent reviews at the end of each third year.

Legal Costs Each party will be responsible for their own legal expenses in preparing and executing the lease.

Rates: According to enquiries of The Valuation Office (voa.gov.uk) the Rateable Value is £13,250 until 30th August 2023. [Click here.](#)

Potential tenants may wish to check this for verification as the RV was below £15,000 and therefore the premises may be zero rated.

FLOOR AREAS

The approximate floor areas are as follows:

Shop sales area: 180 square feet,

Food preparation area: 340 square feet,

Ancillary: 105 square feet.

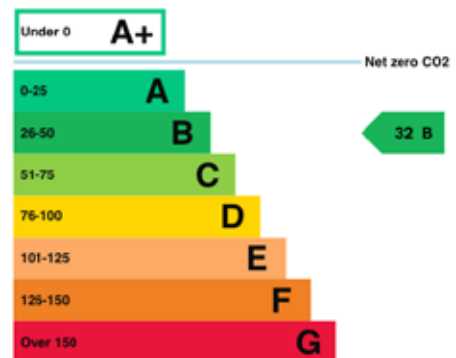
**Total Floor Area; 625 square feet/
(58.06 m²) approx.**

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

EPC

Energy rating and score

This property's current energy rating is B.



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.





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:

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