

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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PROMINENT, MODERN RETAIL/ LEISURE UNIT TO LEASE



**BOW SQUARE, 45 BERNARD STREET,
SOUTHAMPTON, SO14 3EH**

2,425 Square feet / 225.29 square metres

LOCATION

This modern building was constructed in 2016 as the largest "Buy To Rent" developments in Southampton. 279 flats have been developed in an area that has witnessed considerable regeneration during recent years. The building is located on Bernard Street, midway between busy High Street and Queensway.

The area is close to the popular waterside attractions of both Ocean Village, Town Quay, plus the well-established West Quay Shopping Centre on nearby Above Bar Street.

The mainline railway station on Commercial Road and the Law Courts off London Road are both close by.

The M27 motorway (junctions 3 and 5) is within an approximate ten-minute driving distance, thus allowing easy access to the New Forest / Solent Region and further afield via the M3 and the national motorway network.

Southampton Airport and Eastleigh Parkway mainline railway station is just off junction 5 of the M27.

DESCRIPTION

Approached via its own street level entrance fronting Bernard Street, these well configured, essentially rectangular premises, are in a 'Shell and Core' condition, thus being ready for a new tenant's Fit-Out program.

All services are connected and there are a good number of local parking spaces.

Occupiers such as those operating Cafes, Convenience Stores, Cycle shops plus those in similar businesses would be welcomed, subject to the usual planning and status approvals.

We understand that Class E consent exists.

FLOOR AREAS

Gross frontage: 55' / 5.11 metres

Return frontage: 58' / 5.39 metres

Max width: 47' / 4.37 metres

Max depth: 53/6" / 4.97 metres

The total floor area amounts to 2,425 square feet / 225.29 square metres,

All floor areas are approximate and have been measured in accordance with RICS Code of Practice on a gross internal basis.

EPC

To follow once the fit-out has been completed.

TERMS

Lease: A new lease will be offered for a term by agreement on a full repairing and insuring basis outside the provisions of the 1954 Landlord & Tenant Act, sections 24 - 28.

Rent: On application.

Rent Reviews: There will be upward only rent reviews at the end of each third year.

Fit Out: The landlords are open to above market rent free contributions toward the proposed tenant's Fit-Out requirements.

Rates: To be reassessed.

Service Charge: To be confirmed

Occupation: By agreement, on completion of all legal formalities, sooner by agreement with the landlords.

Legal Costs: Each party will be responsible for their own legal expenses.

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.

VIEWING AND FURTHER INFORMATION

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





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:

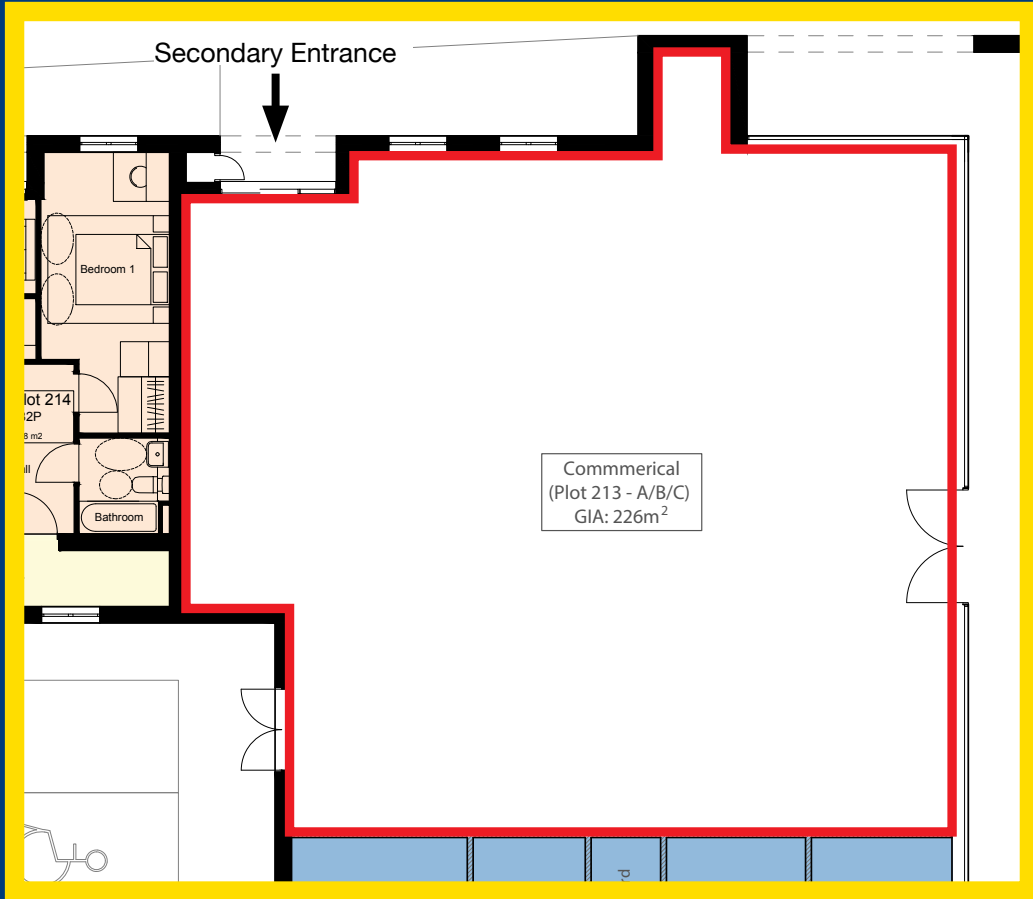
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Property Misdescriptions Act 1991: Newton Scott Commercial Property Agents has not tested any of the service installations, including heating, lighting and any occupier must satisfy themselves as to the state and condition of such items. Any occupier must check the stated planning use with the relevant Planning Office to ensure that is compatible for their intended use. All rents, prices, premiums and service charges may be subject to VAT in addition (unless otherwise stated).

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