

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW
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PROMINENT OFFICE UNIT



292 SHIRLEY ROAD, SOUTHAMPTON, S015 3HL
850 square feet/78.92 square metres

LOCATION

This office unit is conveniently located close to the junction of Harold Road with Shirley Road in this busy and thriving Southampton suburb.

Neighbouring occupiers include several restaurants, cafes, banks and newsagents in addition to furniture and bedding specialists.

Access to the M27 (Junction 3) is within about a mile and a half allowing quick and easy access to all parts of the Solent region and further a-field via the national motorway network.

DESCRIPTION

The building, which was probably constructed during the early part of the twentieth century, has been the subject of improvements and refurbishment works in recent years.

The space is arranged essentially in open plan, having a private office to the rear, although is capable of further subdivision, if required.

FLOOR AREAS

The approximate internal floor areas are as follows:

| | |
|-------------------|---------------------------------------|
| Shop unit | 850 square feet/ 78.92 square metres. |
| Gross frontage | 16'6" |
| Shop depth (max): | 59'10" |

Total floor area: 1,250 square feet (11.13 sq m)

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

TERMS

| | |
|-------|--|
| Lease | A new full repairing and insuring lease will be made available for a term by agreement, subject to periodic upward only rent reviews at the end of each third year. |
| Rent | £16,500.00 per annum exclusive plus VAT., payable quarterly in advance. |
| Rates | According to the Valuation Office (voa.gov.uk) the rateable value is £5,700, and the current (2024/25) rates payable figure is £3,742.50 (the rate in pound is 0.499). |

We understand that most tenants will be zero rated, the RV being less than £15,000. However, prospective tenants should contact Southampton City Council (tel: 023 8083 2997) for verification.

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.

EPC

A new Energy Performance Certificate will be provided.

LEGAL COSTS

Both parties' reasonable legal costs are to be borne by the incoming tenant.

VIEWING

Strictly by appointment with the sole agents, 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:

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 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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