

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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PROMINENT RETAIL / STORAGE BUILDING FOR LEASE OR FOR SALE



**9 WEST END ROAD, BITTERNE,
SOUTHAMPTON, SO18 6TE**

**375 square feet/34.84 square metres – Retail
plus 2 upper floors
(capable of alternative uses - subject to planning consent)**

DESCRIPTION

The ground floor retail unit is arranged as a main sales area, together with a rear ancillary space, private toilet and kitchenette, plus rear access for parking and loading.

The ground floor is due to be stripped of all the previous occupier's fixtures by the end of March 2025 in readiness for the new occupiers' Fit-Out works, as required.

The upper floors are approached to the rear and an internal staircase, arranged as two rooms on the top / second floor plus three/four rooms on the first floor.

FLOOR AREAS

Gross Shop frontage: 19'6"

Shop depth: 21'6"

Total Sales area: 375 square feet/34.84 square metres)

First floor / storage:

Room 1: 9'6" x 12'9" (max),

Room 2: 7'6" x 10'

Room 3: 7'10" x 12'6" (max),

Bathroom & toilet.

Second floor / storage:

Room 1: 15'4" x 8'9" (max),

Room 2: 11'3" x 8'6" (max).

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

TERMS

The building is available on a new lease or for sale, terms outlined below:

Lease: A new lease will be granted for a term by agreement, for no less than three years, on the usual FRI basis.

Rent: The initial rent will be £13,950 per annum exclusive payable quarterly in advance, no VAT. There will be rent reviews at the end of each third year.

Alternatively - Freehold Sale:

The vendors will consider offers in excess of £250,000 (two hundred and fifty pounds), subject to contract, for the benefit of their vacant freehold interest.

Rates: According to enquiries of The Valuation Office (voa.gov.uk) the Rateable Value (RV) for the building is £7,700. Potential occupiers may benefit from partial or zero rates payable as the RV is less than £15,000, and on the basis that these would be the occupiers' sole business premises.

Occupation: Late March 2025 is anticipated, sooner by agreement

LOCATION

This prominent mid-terraced retail / storage building is well located close to several national retailers, banks, travel / estate agents and restaurants of the pedestrianised section of Bitterne Road.

Access to the M.27 (Junction 5) is within about two miles, allowing quick and easy access to Southampton Airport and Parkway station, all parts of the Solent region, and further afield via the national motorway network.

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.

LEGAL COSTS

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

EPC

An Energy Performance Certificate has been requested and will be provided.

VIEWING

Strictly by prior appointment with the vendor's sole letting agents, Newton Scott, tel: 023 8033 7033.

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