

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW
Telephone: 023 8033 7033 • Email: info@newtonscott.com
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SUPERB PRIME RETAIL UNIT TO LEASE



94/96 SHIRLEY HIGH STREET, SOUTHAMPTON,

HAMPSHIRE S016 4SB

2,115 / 2,590 / 4,705 Square feet

DESCRIPTION

This substantial unit has been trading successfully for many years and now offers a new occupier (or occupiers) an opportunity to acquire all or part of the premises.

The accommodation benefits from all the usual modern facilities including an acoustic tiled ceiling, fluorescent lighting, a tiled floor, gas fired heating, and rear access for loading and a fire escape.

FLOOR AREAS - APPROXIMATELY

Gross Shop frontage: 40'6"

Shop depth: 120'

Total Sales area: 4,700 square feet/
436.64 square metres

Rear ancillary: 325 square feet / 30.19 square metres.

The unit could be split to provide two separate floor areas:

Left hand side (94): 2,590 square feet/
240.62 square metres

Right hand side (96) 2,115 square feet /
196.49 square metres

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

TERMS

Tenure: A new lease will be granted for a term by agreement, on the usual FRI basis.

Rent: The initial rent will be £55,000 per annum exclusive payable quarterly in advance. There will be rent reviews at the end of each third year.

If split, the terms would be as follows:

Left hand side (94): £30,000 per annum exclusive,

Right hand side (96): £25,000 per annum exclusive.

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 for the entire ground floor retail unit is £33,500 (payable: £18,760 at a multiplier of 0.546 in the pound/£ (2024/25). If split, the RV will need reassessment and accordingly. Small Business Rate Relief maybe offered.

VIEWING

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

LOCATION

This prominent mid terraced retail unit is in the prime part of Shirley High Street, close to several national retailers such as Specsavers, Pizza Hut, Boots, Nationwide, Poundland, Savers, Ladbrokes, the Shirley precinct and Sainsbury's supermarket.

The building is situated on the west side of busy Shirley High Street, between the junctions of Newman Street and Park Street.

Access to the M27 (Junction 3) 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.

EPC

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

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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