

# NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW  
Telephone: 023 8033 7033 • Email: [info@newtonscott.com](mailto:info@newtonscott.com)  
Web: [www.newtonscott.com](http://www.newtonscott.com)

## 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 may be 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.

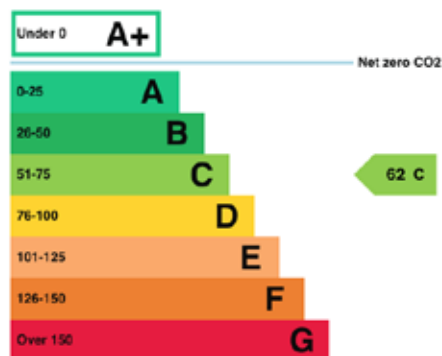
## ANTI MONEY LAUNDERING

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

### Energy rating and score

This property's energy rating is C.



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.

**NEWTON  
SCOTT**

COMMERCIAL PROPERTY AGENTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW  
Telephone: 023 8033 7033 • Email: info@newtonscott.com  
Web: www.newtonscott.com



**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](http://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.
2. Newton Scott Commercial Property Agents cannot guaranteed the accuracy of any description, dimension, reference to condition or necessary permissions for the use and/or occupation and other details contained herein. Prospective purchasers or lessees must not rely on them as statements of act or representations.
3. The reference to any plant, machinery, equipment, services fixtures or fittings at the property shall not constitute a representation, unless otherwise stated, as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the accuracy, correctness and fitness of such items for their requirements by inspection or otherwise.
4. No person in the employment of Newton Scott Commercial Property Agents has any authority to make or give any representation or warranty whatever in relation to this property. Newton Scott Limited are not to be liable, in negligence or otherwise, for loss arising from the use of these particulars.

**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).

**NEWTON  
SCOTT**

COMMERCIAL PROPERTY AGENTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW  
 Telephone: 023 8033 7033 • Email: [info@newtonscott.com](mailto:info@newtonscott.com)  
 Web: [www.newtonscott.com](http://www.newtonscott.com)