

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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PROMINENT, WELL PROPORTIONED RETAIL/RESTAURANT UNIT ON THIS EVER POPULAR THOROUGHFARE



31 LONDON ROAD, SOUTHAMPTON

HAMPSHIRE SO15 2AD

1,125 square feet / 104.56 square metres.

DESCRIPTION

Approached via its own fully glazed shop façade and entrance door, the retail unit is arranged as a front sales / serving and eating area, behind which there are toilets, storage and rear access for deliveries.

The main front area benefits from two air conditioning units (not tested) attached to the black painted acoustic tiled ceilings, from which several feature lights have been suspended. The walls are white painted, and there is a part covered wood laminate flooring. There is a counter running virtually the full width of the front part of the main sales area.

FLOOR AREAS

Gross frontage: 20'6"

Front section:

Gross width: 18'

Depth: 42'3"

Total: 760 square feet

Ancillary: 365 square feet

Sales Area: 1,125 square feet / 104.56 square metres

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

TERMS

Lease: A new lease will be offered for a term of six years or more years on the usual full repairing and insuring basis.

Rent: £27,500 per annum. The rent will be payable quarterly in advance, plus VAT. There will be an upward only rent review due at the end of the third year.

Rates: According to the Valuation Office (voa.gov.uk) the rateable value is £19,750. Thus, the payable figure will be in the order of £9,835.50 for the year 2025/26. Tenants are advised to make their own enquiries for verification purposes.

Use: It is understood that Class E consent exists and this should include serving of food – restaurants, etc. Potential tenants are recommended they verify this by contacting the local authority – SCC.

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



Internal front view



Internal front view



Internal rear view

ANTI MONEY LAUNDERING

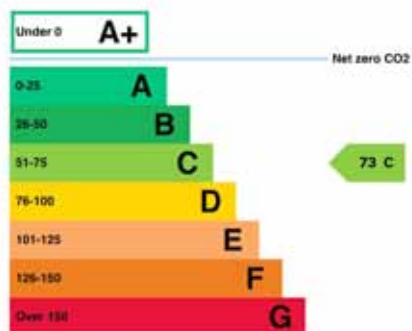
Under the Anti-Money Laundering (Amendment) Act 2017 we are required to verify the identity of any proposed purchaser prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.

VIEWING

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

EPC

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.

To expire in September 2026.

LOCATION

This attractive retail unit is located amongst a wide variety of restaurants, cafes, convenience stores and general retail businesses in this popular and busy retail parade. London Road is convenient for The Law Courts, several major office buildings on Grosvenor Square, Cumberland and Brunswick Places, in addition to being close to Above Bar, West Quay Shopping Mall and Southampton Central station, all within an easy 5/10 minutes walking distance.

The M27 motorway (junctions 3 and 5) is within 10/15 minutes driving distance, thus allowing easy access to the Solent Region and further afield via the M3 and national motorway network. Southampton Airport and Eastleigh Parkway mainline railway station is just off junction 5 of the M27.

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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