

# NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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## PROMINENT RETAIL BUILDING TO LEASE



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

**415 square feet – Retail  
plus 2 upper floors**

## DESCRIPTION

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

The upper floors are approached from both the main / front retail unit and to the rear entrance, via an internal staircase, arranged as two rooms on the top / second floor plus three/ four rooms plus toilets on the first floor.

Most rooms benefit from double glazed windows and have been redecorated. There is rear parking for 2 cars, free local parking plus a Local Authority car park to the rear.

## FLOOR AREAS

Gross Shop frontage: 19/6'

Shop depth: 21'6"

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

Rear ancillary: 40 square feet/3.72 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, terms outlined below:

**Lease:** A new FRI lease will be granted for a term by agreement.

**Rent:** £22,000 per annum exclusive payable quarterly in advance, plus VAT. There will be rent reviews at the end of each third year.

**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.

**Planning:** We understand the premises have been used for retail with ancillary storage, but alternatives uses such as residential on the upper floors may be approved, subject to the usual consents.

**Occupation:** Immediate, upon completion of all legal formalities or 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 M27 (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.

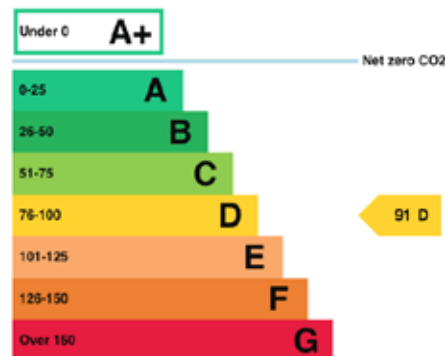
## LEGAL COSTS

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

## EPC

### Energy rating and score

This property's energy rating is D.



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.

## VIEWING

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



external/front



ground floor retail



second floor

stairs between second and first floors



ground floor retail



first floor



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.

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