

# 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)

## PROMINENT & SUBSTANTIAL FORMER TOOL HIRE DEPOT



**101 / 105 SHIRLEY ROAD, SOUTHAMPTON, SO15 3FE.**

**3,295 square feet / 306.11 square metres**

**plus secure yard of 2,680 / 248.97 square metres.**

## LOCATION

A prominently located building is situated at the junction of Landgard Road with Shirley Road, a busy arterial route into central Southampton. The immediate area provides a vibrant blend of residential supported by numerous national and local retailers, take-aways and restaurants.

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

## DESCRIPTION

The premises are arranged as a showroom / sales area to the front, together with two small storerooms, plus a large rear warehouse area, which in turn provides direct access to the secure rear yard.

The showroom benefits from a vinyl tiled floor, sales counter, acoustic tiled ceilings with integrated fluorescent lighting, toilets and secure shuttered fenestration.

The rear warehouse is accessed via the showroom / sales area, and concertina loading doors which in turn allows access to the yard.

The rear yard has a concreted surface and benefits from secure fencing to all three sides plus double access gates to Landgard Road.

## FLOOR AREAS

Showroom/Sales Area:	2,300 square feet
Rear Warehouse:	1,265 square feet
Yard Area:	2,680 square feet
Total:	5,975 square feet approx.

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

## 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 sole agents, Newton Scott, tel: 023 8033 7033.

## EPC

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



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## TERMS

Lease:	An assignment of a lease that expire in August 2029.
Rent:	£37,500 per annum exclusive plus VAT., payable quarterly in advance.
Premium:	On application.
Rates:	According to enquiries (Voa.gov.uk), the Rateable Value for the commercial element is £21,250.
EPC:	To be confirmed.
Occupation:	Immediate upon completion of all legal formalities, sooner by agreement.
Legal Costs:	Each party will be responsible for their own legal expenses.

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.
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