

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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DOUBLE SHOP UNIT – FOR SALE OR TO LEASE



15/17 MARKET STREET, EASTLEIGH, HAMPSHIRE SO50 5RH.

2,150 square feet – plus first floor 825 square feet.

LOCATION

This mid-terraced, double retail unit forms part of a parade of similar two storey buildings, being approximately mid-way between Leigh Road and Wells Place. Consequently, national and local retailers include Specsavers, Costa, Santander, Connells, Subway, Three, Greggs, whilst the long-established Swan Shopping Mall / Centre is nearby. Eastleigh main line railway station is a short walking distance away.

Southampton Parkway with the adjoining Southampton Airport serving both national and continental flights, is accessed off Wide Lane / junction 5 of the M27 motorway allowing easy access to the M3 and further afield via the national motorway network.

DESCRIPTION

The ground floor, currently a well-proportioned double width retail unit arranged in open plan, benefits from a fully glazed shopfront, acoustic tiled ceilings, fluorescent lighting, an air conditioning cassette for both heating and cooling, plus carpet tiled flooring. There is rear access for deliveries and local parking.

The first floor provides two ancillary areas for storage, toilets and a kitchenette and is accessed from the ground floor retail unit.

FLOOR AREAS

First floor: 825 square feet / 76.64 square metres,
Ground floor: 2,150 square feet / 199.74 square metres,
Total: 2,975 square feet / 276.38 square metres.

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

TERMS

Lease: A new full repairing and insuring lease will be granted for a term by agreement for 5 or more years.

Rent: £55,000 per annum exclusive, plus VAT., payable quarterly in advance.

Alternatively:

Tenure: Freehold.

Price: On application.

Rates: According to enquiries (Voa.gov.uk), the Rateable Value is £28,750.

EPC: An EPC will be provided.

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

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.

EPC

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

VIEWING

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

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:

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