

# 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, MODERN RETAIL UNIT WITH PARKING CLOSE TO SHIRLEY ROAD



**17 GROVE ROAD, SHIRLEY, SOUTHAMPTON**

**HAMPSHIRE SO15 3HH**

**1,095 square feet / 101.73 square metres with on-site parking**

## LOCATION

This attractive modern two storey building is conveniently located off Shirley Road, at the junction of Grove Road with Firgrove Road. There are numerous national and local retailers, restaurants and banks, nearby, the immediate surroundings attracting both professional and students alike.

The location allows easy access to all parts of the Solent region, the M27, the M3, and further a-field via the national motorway network.

Southampton International Airport, Eastleigh/Parkway Mainline station, and Junction 5 of the M27 are within about five minutes driving time.

## DESCRIPTION

This well-presented and prominent ground floor retail corner unit, previously occupied by a pharmacy, would suit several similar organisations. See below regarding alternative, permitted uses.

The accommodation is approached via a glazed entrance lobby and a fully glazed double personnel door leading onto a small sales area and consultation area. There are four currently blanked out windows fronting Grove Road last used for advertising purposes, all of which could be reinstated to add light and ventilation to what is a well-proportioned space.

Behind the front sales counter is a further preparation and storage area which includes a private office, kitchenette, toilet and rear access / fire escape. Parking for several cars is allocated in the adjacent rear car park.

The premises benefit from an acoustic tiled ceiling that incorporates both fluorescent and feature lighting plus an air conditioning cassette. The decorations are to a high standard and all the previous occupier's storage and shelving units could remain or be removed. The flooring is wood laminate in the main areas with vinyl supplemented to the rear.

## FLOOR AREAS

The total floor area amounts to approximately 1,150 square feet. / 106.84 square metres.

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.

## TERMS

**Lease:** A new lease will be granted for a term by agreement, renewable if required.

**Rent:** £19,500 plus VAT. The tenant will be required to contribute towards the landlord's insurance, maintenance and general up-keep of the premises.

**Rates:** According to enquiries of the Valuation Office ([www.voa.gov.uk](http://www.voa.gov.uk)) the Rateable Value is £26,500 and the annual payable figure from 1st April 2025 will be £13,223.50, based on a poundage of 0.499.

It is advised that potential tenants check the current position with the VOA for verification purposes.

**Legal costs:** Each party will bear their own legal costs.

## 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](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:

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