

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW

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PROMINENT SHOP / OFFICE UNIT CLOSE TO “FOYES CORNER”



173 SHIRLEY ROAD, SOUTHAMPTON, SO15 3FG

910 square feet / 84.54 square metres

LOCATION

These attractive and prominent ground floor premises are conveniently located close to the busy Foyes Corner, and therefore is close to a variety of retailers including the Co-operative convenience store, Tax Consultants, Solicitors, Off Licences, Hardware shops a Butcher and similar and such like.

Access to the M27 (Junction 3) is within about a mile and a half allowing quick and easy access to all parts of the Solent region and further a-field via the M3 and the national motorway network.

Eastleigh Parkway railway station (London Waterloo – 65 minutes) is close to junction 5 of the M27, as is adjoining Southampton Airport for national and continental destinations.

DESCRIPTION

The building, which we understand was constructed during the early part of the twentieth century, provides a well-proportioned front retail / office unit currently used as a Recruitment Sales Office, together with a middle sales area, in addition to a rear storage area, kitchenette and adjoining covered storage.

The unit has in recent years been the subject of general refurbishment and is in excellent decorative order, having been superficially well maintained.

There is Forecourt parking for 2 cars, plus we understand additional parking to the rear.

FLOOR AREAS

The approximate floor areas are as follows:

Shop unit	285 square feet / 26.48 square metres.
Gross frontage	19'6".
Middle sales area	200 square feet / 18.58 square metres.
Rear Ancillary	160 square feet / 14.86 square metres.
Kitchen	140 square feet / 13.00 square metres.
Covered storage	125 square feet / 11.61 square metres.
Total:	910 square feet / 84.54 square metres.

Areas measured on-site 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.

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:

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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TERMS

Lease Assignment: The existing lease was granted for a term of 10 years from September 2023, at a rental figure of £16,750 per annum exclusive, payable quarterly in advance, plus VAT. There would be rent reviews at the end of each third year, the next being in September 2026.

Alternatively: A new lease will be offered for a term by agreement at a rental figure of £18,000 per annum exclusive, payable quarterly in advance, plus VAT. There would be rent reviews at the end of each third year.

Tenants will be required to contribute towards the maintenance and insurance of the building.

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

Rates: According to on-line enquiries of the Valuation Office Agency (voa.gov.uk) the Rateable Value is £7,500.00. Therefore, the 2025/6 commercial rates payable figure will be £3,742.50, the payable rate in the £ being 0.49.

We understand that tenants will not pay full business rates on properties with an RV of £15,000 or less, if these are the business's only premises.

However, we recommend potential tenants verify these figures by contacting the local authority's rating valuation dept.

Occupation: Anticipated by December 2025.



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