

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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SUPERB PRIME RETAIL UNIT



**94 SHIRLEY HIGH STREET, SOUTHAMPTON,
HAMPSHIRE S016 4SB**

2,590 Square Feet / 240.62 Square Metres

DESCRIPTION

This substantial unit has been trading successfully for many years and now offers a new occupier an opportunity to acquire the premises.

The accommodation benefits from all the usual modern facilities including an acoustic tiled ceiling, fluorescent lighting, a tiled floor, gas fired heating, toilets, kitchenette and rear access for loading plus a fire escape.

FLOOR AREAS - APPROXIMATELY

Gross Shop frontage: 20'3"

Shop depth: 120'

Total Sales area: 2,590 square feet/
240.62 square metres

Rear ancillary: 325 square feet / 30.19 square metres.

Areas measured on site in accordance with RICS Code of Practice on a net internal basis.

TERMS

Lease: A new lease will be granted for a term by agreement, ideally 6 or more years, but no less than three years, on the usual FRI basis.

Rent: The initial rent will be £35,000 per annum exclusive payable quarterly in advance. There will be rent reviews at the end of each third year.

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

Rates: The RV will need reassessment and accordingly, Small Business Rate Relief may be offered.

VIEWING

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



LOCATION

This prominent mid-terraced retail unit is in the prime section of Shirley High Street, close to several national retailers such as Specsavers, Pizza Hut, Boots, Nationwide, Poundland, Santander, Savers, Halifax, Ladbroke's, the Shirley precinct and Sainsbury's supermarket.

The building is situated on the west side of busy Shirley High Street, between the junctions of Newman Street and Park Street.

Access to the M27 (Junction 3 or 5) is within about three miles, allowing quick and easy access to Southampton Airport and Parkway railway station, all parts of the Solent region, and further afield via the M3 and the national motorway network.

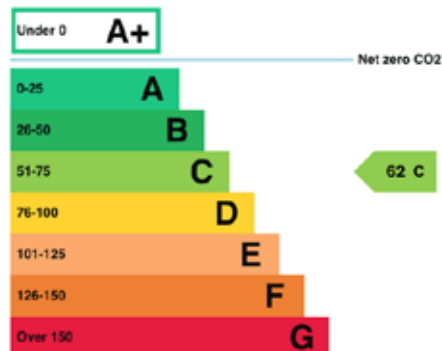
ANTI MONEY LAUNDERING

To comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Newton Scott are required to identify all purchasers and tenants.

EPC

Energy rating and score

This property's energy rating is C.



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.



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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.

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