

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW

Telephone: 023 8033 7033 • Email: info@newtonscott.com

Web: www.newtonscott.com

PROMINENT RETAIL UNIT ON THIS EVER-POPULAR THOROUGHFARE



39 LONDON ROAD, SOUTHAMPTON

HAMPSHIRE SO15 2AD

1,125 square feet / 104.56 square metres.

DESCRIPTION

Approached via its own fully glazed shop façade, the unit is well proportioned being arranged as two individual areas, the front for retail / serving and eating, whilst to the rear for storage, cooking and ancillary purposes.

There are several feature lights suspended from a high ceiling to create a comfortable, modern ambience. The flooring is wood laminate, which is in good condition, as are the decorations generally throughout.

In between both areas are male and female toilets. Access for deliveries is via a rear fire escape personnel door.

FLOOR AREAS

Gross frontage: 20'6"

Front section:

Gross width: 18'

Depth: 42'3"

Total: 760 square feet

Rear ancillary: 365 square feet

Total: 1,125 square feet / 104.56 square metres

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

TERMS

Lease: A new lease will be offered for a term of six years or more years on the usual full repairing and insuring basis.

Rent: £27,500 per annum payable quarterly in advance, plus VAT. There will be an upward only rent review at the end of each third year.

Deposits: A Rent Deposit equivalent to four months rent will be required prior to occupation. Additionally, on instructing solicitors, a non-returnable deposit of £5,000 will be required from the proposed tenants which prior to completion will then become part of the Rent Deposit.

Rates: According to the Valuation Office (voa.gov.uk) the rateable value is £19,750. Thus, the payable figure will be in the order of £9,835.50 for the year 2025/6. Potential tenants are advised to make their own enquiries for verification purposes.

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

LOCATION

This attractive retail unit is located amongst a wide variety of restaurants, cafes, convenience stores and general retail businesses in this popular and busy retail parade. London Road is convenient for The Law Courts, several major office buildings on Grosvenor Square, Cumberland and Brunswick Places, in addition to being close to Above Bar, West Quay Shopping Mall and Southampton Central station, all within an easy 5 / 10 minutes walking distance.

The M27 motorway (junctions 3 and 5) is within 10 / 15 minutes driving distance, thus allowing easy access to the Solent Region and further afield via the M3 and national motorway network. Southampton Airport and Eastleigh Parkway mainline railway station is just off junction 5 of the M27.

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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Property Misdescriptions Act 1991: Newton Scott Commercial Property Agents has not tested any of the service installations, including heating, lighting and any occupier must satisfy themselves as to the state and condition of such items. Any occupier must check the stated planning use with the relevant Planning Office to ensure that is compatible for their intended use. All rents, prices, premiums and service charges may be subject to VAT in addition (unless otherwise stated).

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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.

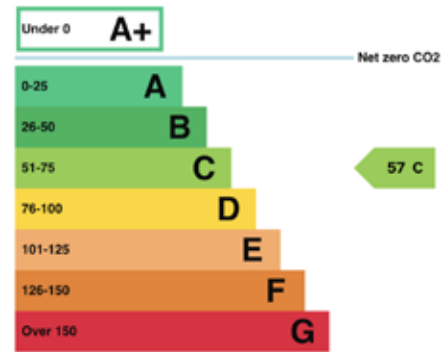
VIEWING

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

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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