

**NEWTON
SCOTT**

COMMERCIAL PROPERTY CONSULTANTS

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**MODERN GROUND FLOOR
RETAIL / OFFICE UNIT
FREEHOLD FOR SALE OR TO LEASE**



**2 THE PRECINCT, WINCHESTER ROAD,
CHANDLERS FORD, HAMPSHIRE SO53 2GA.**

749 square feet / 69.62 square metres

LOCATION

This prominent, modern building is located fronting a roundabout linking Winchester Road, Bournemouth Road and Hursley Road which in turn is close to the Fryern Shopping Centre and The Mall in this popular and busy suburb, being approximately mid-way between Southampton / Eastleigh and Winchester.

There is excellent access to the M27 and M3 motorways, and therefore further a-field via the national motorway network.

Southampton International Airport, Parkway railway station, and Junction 5 of the M27 is within about five minutes travelling time, with Southampton City Centre approximately 8 miles to the South West.

TERMS

Lease: A new FRI lease will be granted for a term by agreement, for not less than three years, and should be renewable, if required.

Rent: £13,500.00 plus VAT, commercial rates, insurance and maintenance charges. The tenant will be required to contribute towards the landlord's insurance, maintenance and general up-keep of the premises.

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

Alternatively

Freehold: Offers will be considered in the region of £150,000, subject to contract, for the benefit of the vendor's freehold interest, the first-floor residential accommodation having been sold for a term of 125 years from 1st January 2018, the annual ground rent being £150.

Planning: Class 'E' which we understand includes uses such as retail, offices, professional services, cafe, and health clinics. All parties are advised to make their own enquiries of the local authority for verification.

Rates: According to enquiries of the Valuation Office (www.voa.gov.uk) the Rateable Value is £9,700.00. In April 2026 the RV increases to £11,000 with the poundage reducing to 38.2 – 43 in £. Tenants are also advised to check whether they would be all or partially rate exempt.

DESCRIPTION

The retail unit is arranged in open plan but has been partitioned to create several private and general areas, is well decorated throughout, benefitting from all the usual modern facilities.

Amenities include suspended acoustic tiled ceilings, fluorescent lighting, wood laminate flooring, kitchenette and private toilets. There will be on site parking for one car in addition to free local parking.

FLOOR AREAS

The approximate floor areas amount to:

Gross Frontage: 19'

Internal Width: 17',3"

Internal Depth: 44'10"

749 square feet / 69.62 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.

VIEWING

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

EPC

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

LEGAL COSTS

Each party will be responsible for their own legal expenses.





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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